Stockton Services
247 Landing Road
Hampton, NH 03842
603 929-7404

Christian Beliveau
228 Long Hill Road
Dover, NH 03842

Statement 12/09/21

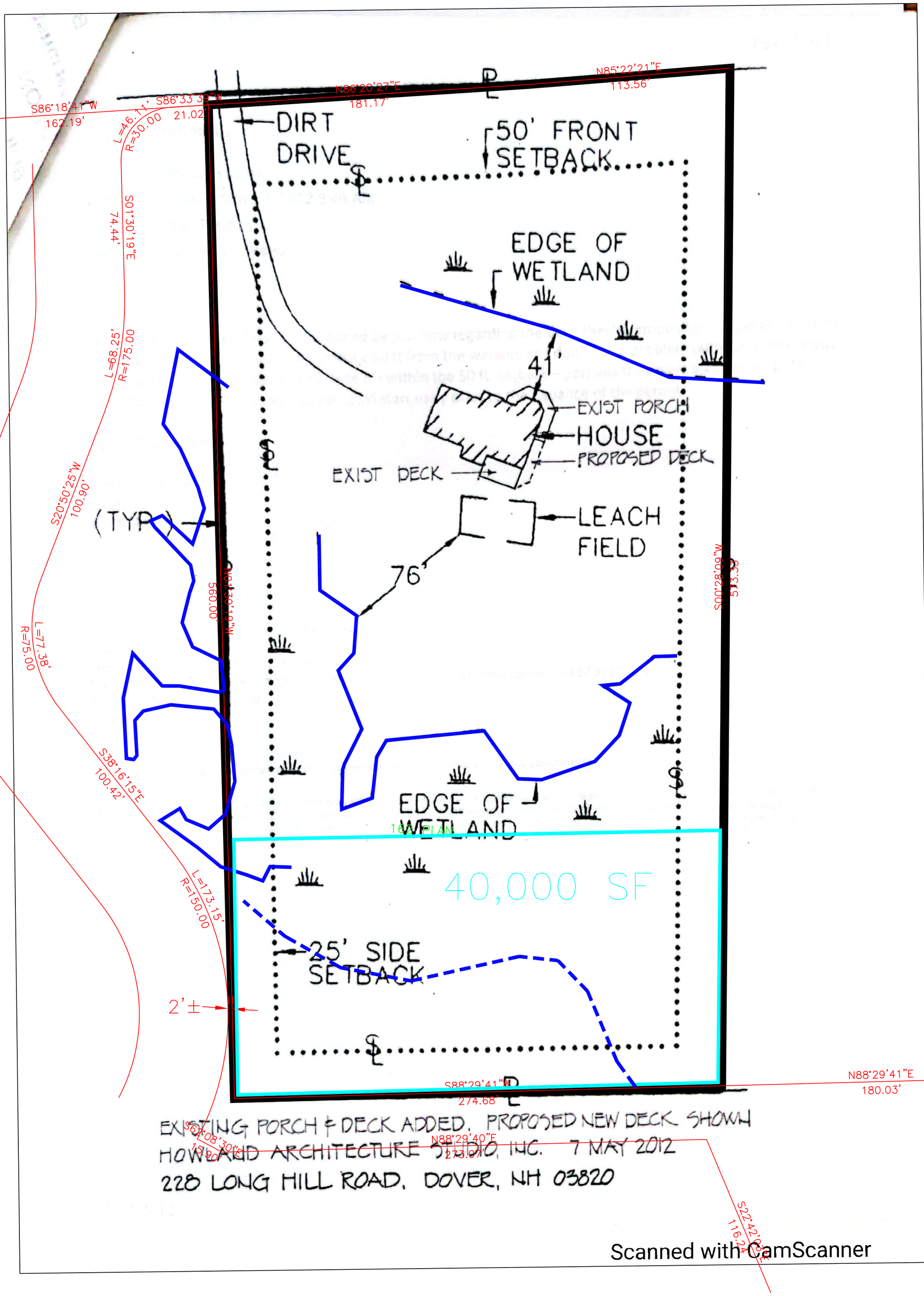
Locus: 228 Long Hill Road, Dover

Research and consult re: subdivision potential
(including travel to Dover to review City files) . . . . . $ 450.00

Balance due . . . . . $ 450.00

Thank you.

Tocky



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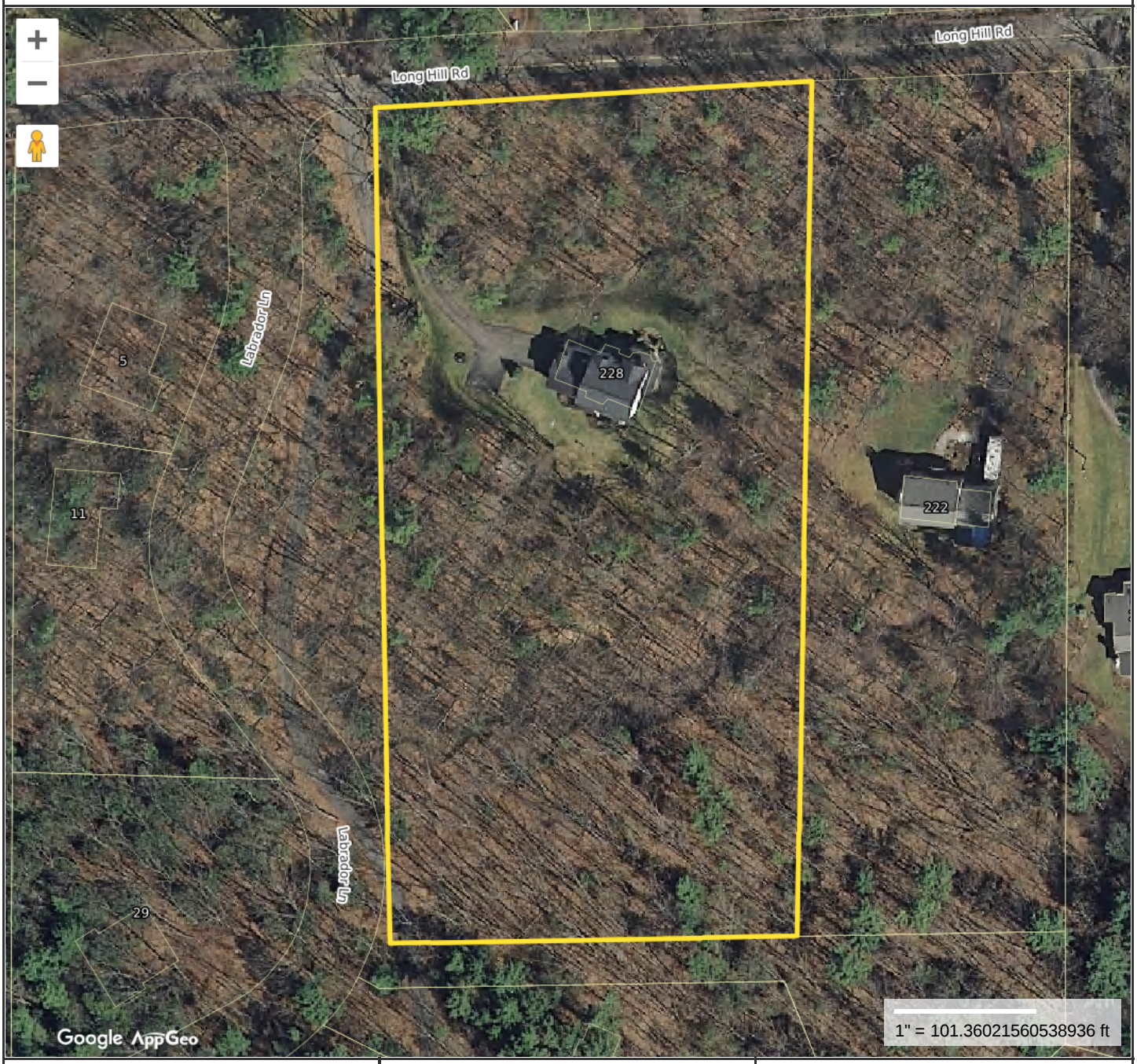


Property Information

Property ID	A0051-010000
Location	228 LONG HILL RD
Owner	BELIVEAU CHRISTIAN
Land Use	101

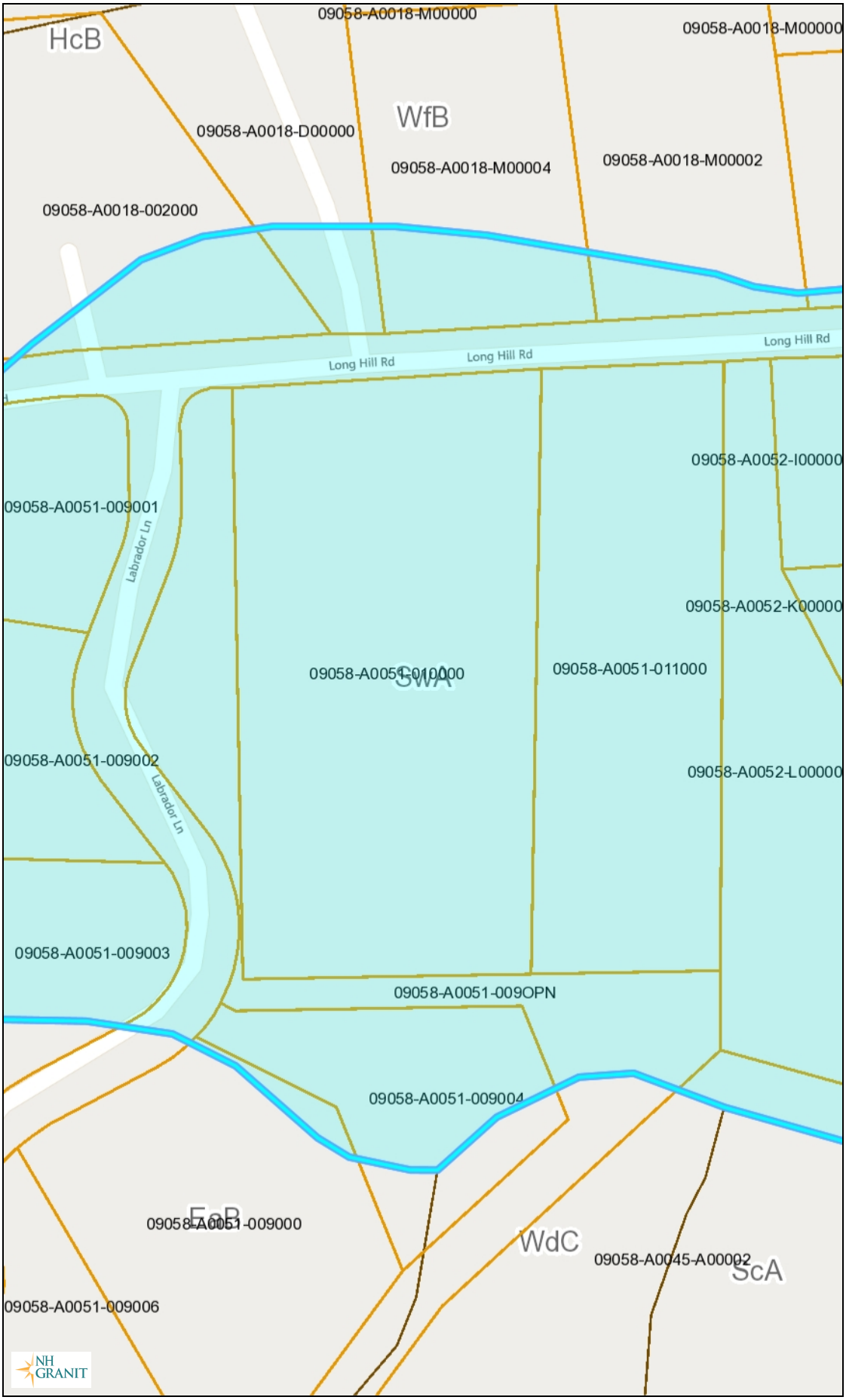
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 5/3/2021
Data updated Daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map by NH GRANIT



Legend

Parcels - polygons
- Parcel Polygons
- Attributes for Additional Lines

Soil Series

SwA =

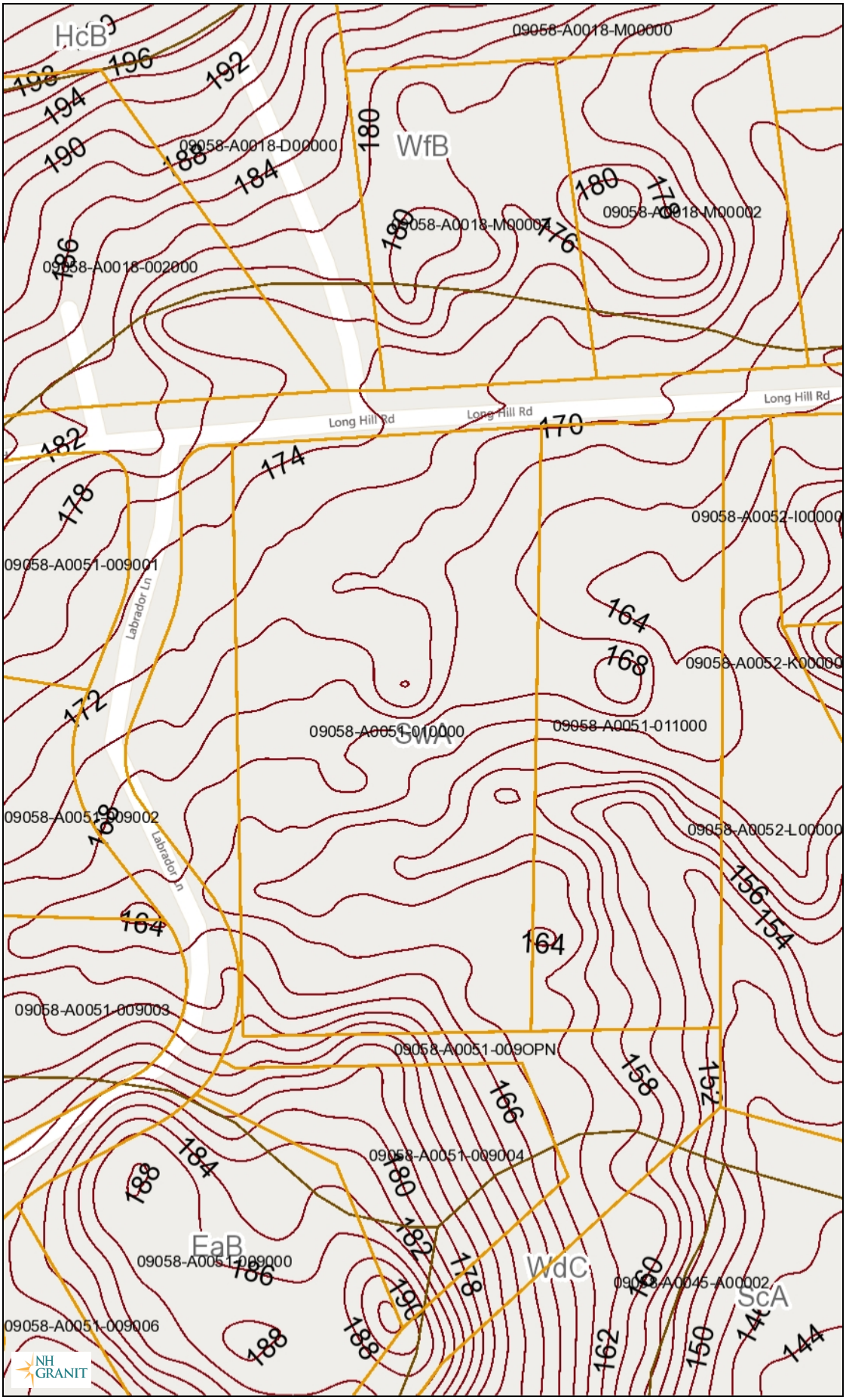
swanton
poorly drained

Map Scale
1: 1,624

© NH GRANIT, www.granit.unh.edu
Map Generated: 12/2/2021

Notes

Map by NH GRANIT



Legend

Parcels - polygons
- Parcel Polygons
- Attributes for Additional Lines

Soil Series

Stream Centerlines
- Perennial Stream
- Intermittent Stream

Map Scale

1: 1,624

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Map Generated: 12/2/2021

Notes

2003 JUN 10 PM 1:25
STRAFFORD COUNTY
REGISTRY OF DEEDS

018894

BK2770PG0913

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
#####5 THOUSAND 8 HUNDRED AND 50 DOLLARS
MO. DAY YR. 06/10/2003 601639 AMOUNT $ #####5850.00
VOID IF ALTERED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **Douglas J. Black** and **Ruth S. Black**, husband and wife, as joint tenants with rights of survivorship, of 228 Longhill Road, Dover, County of Strafford, and State of New Hampshire,

for consideration paid, hereby grant to **Shanna Sklarski** and **Christian Beliveau**, as joint tenants with rights of survivorship, of 364 Thorton Street, Portsmouth, County of Rockingham, and State of New Hampshire

with WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land with the buildings thereon situate on the southerly side of Longhill Road, Dover, County of Strafford, State of New Hampshire, being shown as Lot 10 on a plan entitled "Subdivision of Land Prepared for Albert Estes, Longhill Road, Dover, N.H." dated December 5, 1994 by McEneaney Survey Associates, Inc., approved by the Dover Planning Board on November 20, 1995 and recorded Strafford County Registry of Deeds as Plan 47-5, being more particularly bounded and described as follows:

Beginning at a point situate on the southerly side of Longhill Road, said point being the northwesterly corner of Lot 11 as shown on the above referenced Plan and the Northeasterly corner of the herein described premises; thence running S 00° 28' 09" W along said Lot 11 a distance of 573.33 feet, more or less, to an iron rod set at Lot 9 as shown on the above-referenced Plan; thence turning and running S 88° 29' 41" W along said Lot 9 a distance of 274.68 feet, more or less, to an iron rod set; thence turning and running N 01° 30' 09" W still along said Lot 9 a distance of 560.00 feet, more or less, to a point in a stone wall on the southerly side of Longhill Road; thence turning and running N 86° 20' 27" E along said Longhill Road and a stone wall a distance of 181.17 feet, more or less, to a point; thence turning and running N 85° 22' 21" E along the southerly side of Longhill Road and a stone wall a distance of 113.56 feet, more or less to the point of beginning.

The above-described premises is conveyed subject to and together with a common driveway easement centered on the property line between Lots 9 and 10.

Meaning and intending to convey the same premises conveyed to the grantors herein by deed of Cynthia M. Giusti and Peter L. Giusti dated June 23, 2000 recorded in the Strafford County Registry of Deeds at Book 2207, Page 0586.

Executed this 2 day of June, 2003.

Douglas J. Black

Ruth S. Black

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

Personally appeared Douglas J. Black and Ruth S. Black and acknowledged the foregoing instrument to be their voluntary act and deed.

WILLIAM L. TANGUAY
MY COMMISSION EXPIRES APR. 6, 2008
NOTARY PUBLIC
NEW HAMPSHIRE

Justice of the Peace/Notary Public
My commission expires: 4-6-08

Doc # 0007227 May 27, 2011 10:45 AM
Book 3928 Page 0390 Page 1 of 2
Register of Deeds, Strafford County

The State of New Hampshire

DEPARTMENT OF ENVIRONMENTAL SERVICES

Thomas S. Burack, Commissioner

WETLANDS AND NON-SITE SPECIFIC PERMIT 2010-00738

Permittee: **Christine Estes**
240 Long Hill Rd.
Dover, NH 03820

Project Location: **240 Long Hill Road, Dover**
Dover Tax Map/Lot No. A / 51-9

Waterbody: **Unnamed Wetland**

NOTE--
CONDITIONS

APPROVAL DATE: 04/24/2010 **EXPIRATION DATE: 04/24/2015**

Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued. This permit shall not be considered valid unless signed as specified below.

PERMIT DESCRIPTION: Dredge and fill a total of 619 sq. ft. of wetland over three locations for installation of a 24" x 36" x 38' open bottom box culvert and two small areas of edge fill.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:

1. All work shall be in accordance with revised plans by Tritech Engineering Corp. dated 4/23/2010, as received by DES on 4/23/2010.
2. Any further alteration of areas on this property that are within the jurisdiction of the DES Wetlands Bureau will require a new application and further permitting by the Bureau.
3. There shall be no further alteration of wetlands for lot development, driveways, culverts, or for septic setback.
4. The deed which accompanies the sales transaction for each of the lots in this subdivision shall contain condition #3 of this approval.
5. This permit shall not be effective until it has been recorded with the Registry of Deeds Office by the Permittee. A copy of the recorded permit shall be submitted to the DES Wetlands Bureau, by certified mail, return receipt requested.
6. Orange construction fencing shall be placed at the limits of construction to prevent accidental encroachment on wetlands.
7. Appropriate siltation/erosion/turbidity controls shall be in place prior to construction, shall be maintained during construction, and remain in place until the area is stabilized. Silt fence(s) must be removed once the area is stabilized.
8. Within three days of final grading or temporary suspension of work, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1.

Page 2 of 2
2010-0738
Conditions Cont'd

9. The Department has determined that this project is in the vicinity of an impaired waterbody. Therefore stormwater runoff treatment for this project shall be designed and constructed so that the stormwater pollutant loads from the completed project are no greater than the stormwater pollutant loads that existed prior to the project for all pollutants causing impairment which are likely to be in stormwater discharged from the completed project.

GENERAL CONDITIONS THAT APPLY TO ALL DES WETLANDS PERMITS:

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required (see attached form for status of federal wetlands permit);
5. Transfer of this permit to a new owner shall require notification to and approval by the Department;
6. This permit shall not be extended beyond the current expiration date.
7. This project has been screened for potential impacts to **known** occurrences of rare species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have received only cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.
8. The permittee shall coordinate with the NH Division of Historic Resources to assess and mitigate the project's effect on historic resources.

APPROVED: Dori Wiggin

Dori Wiggin, East Region Supervisor
DES Wetlands Bureau

==========

BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.

Christine Estes
OWNER'S SIGNATURE (required)
Christine Estes

CONTRACTOR'S SIGNATURE (required)
Albert C. Estes, Jr.

Doc # 0004191 Mar 20, 2012 2:16 PM
Book 4002 Page 0018 Page 1 of 3
Register of Deeds, Strafford County

ASSIGNMENT OF PLANS, CONTRACT RIGHTS AND GOVERNMENTAL APPROVALS

FOR VALUE RECEIVED, the undersigned, **Albert C. Estes, Jr. and Christine A. Estes**, with an address of 240 Longhill Road, Dover, Strafford County, New Hampshire 03820, (hereinafter "Assignor"), assigns, conveys, sets over and transfers to **FEDERAL SAVINGS BANK**, a banking institution, with a principal place of business at 633 Central Avenue, Dover, Strafford County, New Hampshire 03820 (hereinafter "Assignee"), all of its right, title and interest to claims, contracts (including without limitation all construction contracts, architect's agreements and purchase and sale agreements), licenses, permits, approvals and warranties, together with all other contracts, licenses, permits, approvals, agreements and warranties now or hereafter acquired and in any matter related to the land know as Lot Map A, Lot 51-9-6 on a plan entitled "Open Space Subdivision Plan Labrador Woods, 240 Longhill Road Dover, County of Strafford and State of New Hampshire (described in Exhibit "A" attached hereto) and the improvements on or to be constructed thereon. The assignment herein contained may be exercised by Assignee in the event of a breach or default with respect to certain loan documents, including but not limited to a Commercial Promissory Note and Mortgage, and other related instruments of even date between Albert C. Estes, Jr. and Christine A. Estes and Federal Savings Bank with reference to a certain Commercial construction loan in the amount of Four Hundred Thirty Five Thousand and 00/100 ($435,000.00) Dollars.

IN WITNESS WHEREOF, Albert C. Estes, Jr. and Christine A. Estes, has caused its hand and seal to be set on this 19th day of March, 2012, and FEDERAL SAVINGS BANK has signified its acceptance of the Assignment by causing its hand and seal to be set on said date by an officer duly authorized.

Witness

Albert C. Estes, Jr.

Witness

Christine A. Estes

FEDERAL SAVINGS BANK

Witness

By: _____
Timothy F. Dargan, Vice President

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

The foregoing instrument was acknowledged before me this 19th day of March, 2012 by Albert C. Estes, Jr. and Christine A. Estes.

Notary Public

TAMMY A. MELNICK
MY COMMISSION EXPIRES MAY 21, 2013
NOTARY PUBLIC NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

The foregoing instrument was acknowledged before me this 19th day of March, 2012 by Timothy F. Dargan, Vice President of Federal Savings Bank, a New Hampshire banking corporation, on behalf of said Bank.

Notary Public

Notary Public

TAMMY A. MELNICK
MY COMMISSION EXPIRES MAY 21, 2013
NOTARY PUBLIC NEW HAMPSHIRE

EXHIBIT A

A certain tract or parcel of land, together with any buildings and improvements thereon, situate on the southeasterly side of Labrador Lane, Dover, Strafford County, State of New Hampshire, being shown as Map A, Lot 51-9-6 on a plan entitled, "Open Space Subdivision Plan Labrador Woods 240 Long Hill Road Dover, New Hampshire" dated March 18, 2010, as revised, drawn by TriTech Engineering Corporation, approved by the Dover Planning Board on July 19, 2010, recorded at the Strafford County Registry of Deeds as Plan 99-75, being more particularly bounded and described as follows:

Beginning at a 5/8" rebar on the southeasterly side of Labrador Lane, said point marking the westerly corner of Map A, Lot 51-9 as shown on said plan; thence turning and running S 31° 02' 58" E along Map A, Lot 51-9 a distance of three hundred ninety-six and four hundredths (396.04') feet, more or less, to a 5/8" rebar and Map A, Lot 51-9-OPN; thence turning and running S 59° 17' 28" W along Map A, Lot 51-9-OPN a distance of two hundred ninety-three and thirteen hundredths (293.13') feet, more or less, to a 5/8" rebar and the most easterly corner of Map A, Lot 51-9-8; thence turning and running N 25° 44' 43" W along Map A, Lot 51-9-8 a distance of two hundred twenty-two and seventy hundredths (222.70') feet, more or less, to a 5/8" rebar; thence turning and running N 22° 42' 38" E along Map A, Lot 51-9-8 a distance of one hundred eleven and fifty-five hundredths (111.55') feet, more or less, to a 5/8" rebar and the southeasterly sideline of Labradore Lane; thence turning and running along the southeasterly sideline of Labradore Lane the following courses and distances: on a curve to the left having a radius of 65.00 feet, a distance of one hundred seventy-nine and sixty-nine hundredths (179.69') feet, more or less, to a granite bound; thence turning and running on a curve to the right having a radius of 30.00 feet, a distance of forty-two and thirty-seven hundredths (42.37') feet, more or less, to a concrete bound; thence turning and running N 35° 14' 09" E a distance of eight and seventy-two hundredths (8.72') feet, more or less, to a concrete bound; thence turning and running on a curve to the right having a radius of 200.00 feet, a distance of forty-four and forty-one hundredths (44.41') feet, more or less, to the point of beginning. Said lot contains 82,494 square feet (1.894 acres), more or less.

SUBJECT TO drainage easement as shown on the above referenced Plan 99-75 recorded at the Strafford County Registry of Deeds.

Together with the right to pass and repass across said Labrador Lane until such time as said Lane is conveyed to the City of Dover.

Together with the right to use the open space shown as Lot 51-9-OPN as shown on the above referenced Plan..

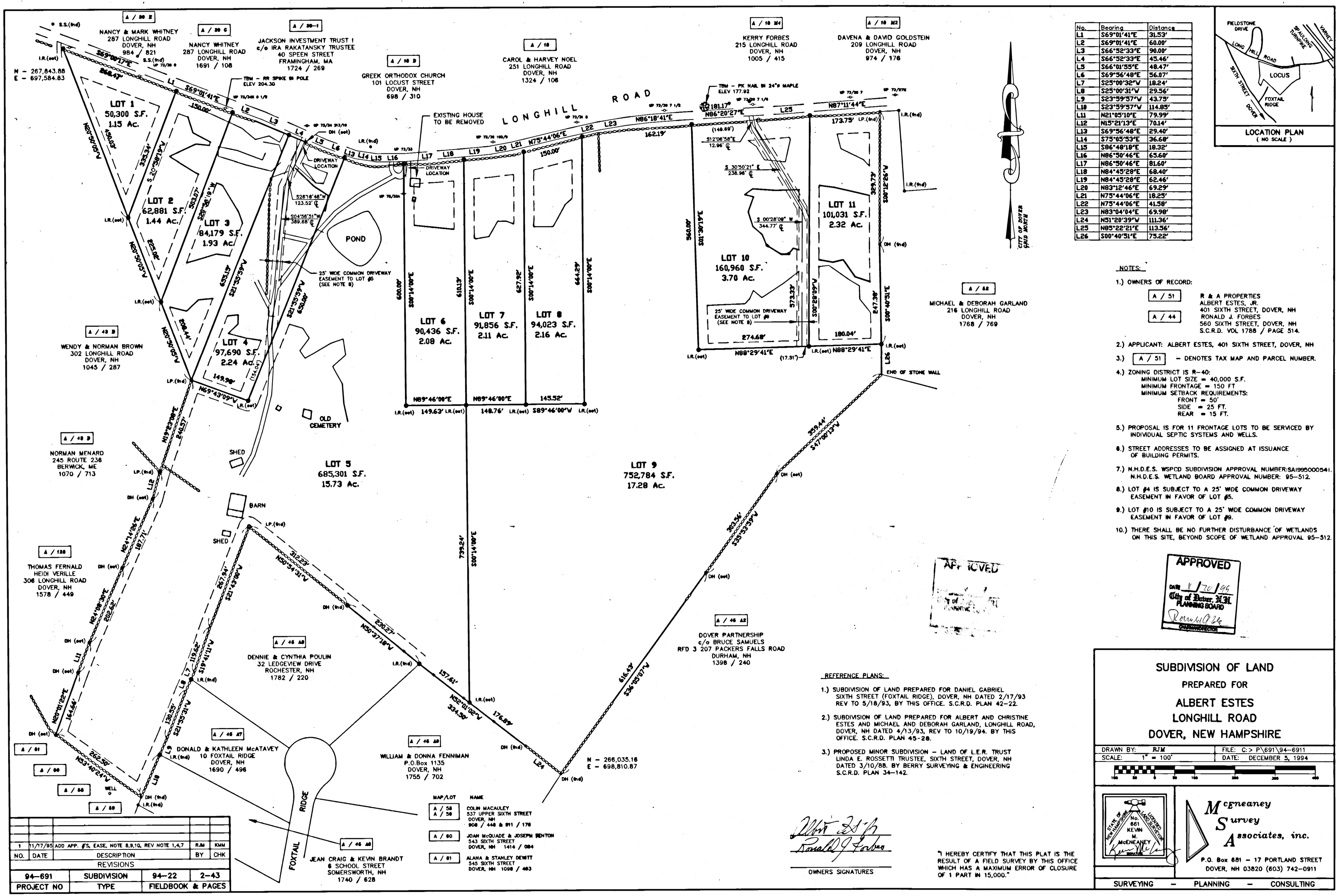
Together with the right to maintain the garden as shown on Map A, Lot 51-9-0PN on the plan referenced above.

Meaning and intending to convey a portion of the premises conveyed to Christine A. Estes by Warranty Deed of Albert Estes, Jr. et als. dated June 17, 1997 and recorded at Strafford County Registry of Deeds at Book 1934, Page 667.

014020

'95 NOV 20 PM 4:02

REGISTER OF DEEDS
STRAFFORD COUNTY



No.	Bearing	Distance
L1	S69°01'41"E	31.53'
L2	S69°01'41"E	60.00'
L3	S66°52'33"E	90.00'
L4	S66°52'33"E	45.46'
L5	S66°01'55"E	48.47'
L6	S69°56'48"E	56.07'
L7	S25°00'32"W	18.24'
L8	S25°00'31"W	29.56'
L9	S23°59'57"W	43.75'
L10	S23°59'57"W	114.85'
L11	N21°05'10"E	79.99'
L12	N15°21'13"E	70.14'
L13	S69°56'48"E	29.40'
L14	S75°05'53"E	36.68'
L15	S86°48'18"E	18.32'
L16	N86°50'46"E	65.60'
L17	N86°50'46"E	81.60'
L18	N84°45'28"E	68.40'
L19	N84°45'28"E	62.46'
L20	N83°12'46"E	69.29'
L21	N75°44'06"E	18.25'
L22	N75°44'06"E	41.58'
L23	N83°04'04"E	69.98'
L24	N51°28'39"W	111.36'
L25	N85°22'21"E	113.56'
L26	S00°40'51"E	75.22'

LOCATION PLAN
(NO SCALE)

PLAN 47-5

NOTES:

1.) OWNERS OF RECORD:

A / 51 — R & A PROPERTIES, ALBERT ESTES, JR., 401 SIXTH STREET, DOVER, NH

A / 44 — RONALD J. FORBES, 560 SIXTH STREET, DOVER, NH

S.C.R.D. VOL 1788 / PAGE 514.

2.) APPLICANT: ALBERT ESTES, 401 SIXTH STREET, DOVER, NH

3.) A / 51 – DENOTES TAX MAP AND PARCEL NUMBER.

4.) ZONING DISTRICT IS R–40:
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM FRONTAGE = 150 FT
MINIMUM SETBACK REQUIREMENTS:
FRONT = 50'
SIDE = 25 FT.
REAR = 15 FT.

5.) PROPOSAL IS FOR 11 FRONTAGE LOTS TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS AND WELLS.

6.) STREET ADDRESSES TO BE ASSIGNED AT ISSUANCE OF BUILDING PERMITS.

7.) N.H.D.E.S. WSPCD SUBDIVISION APPROVAL NUMBER:SA1995000541.
N.H.D.E.S. WETLAND BOARD APPROVAL NUMBER: 95–512.

8.) LOT #4 IS SUBJECT TO A 25' WIDE COMMON DRIVEWAY EASEMENT IN FAVOR OF LOT #5.

9.) LOT #10 IS SUBJECT TO A 25' WIDE COMMON DRIVEWAY EASEMENT IN FAVOR OF LOT #9.

10.) THERE SHALL BE NO FURTHER DISTURBANCE OF WETLANDS ON THIS SITE, BEYOND SCOPE OF WETLAND APPROVAL 95–512.

APPROVED
DATE 11/20/95
City of Dover, N.H.
PLANNING BOARD
SECRETARY

APPROVED
TOWN OF

REFERENCE PLANS:

1.) SUBDIVISION OF LAND PREPARED FOR DANIEL GABRIEL SIXTH STREET (FOXTAIL RIDGE), DOVER, NH DATED 2/17/93 REV TO 5/18/93, BY THIS OFFICE. S.C.R.D. PLAN 42–22.

2.) SUBDIVISION OF LAND PREPARED FOR ALBERT AND CHRISTINE ESTES AND MICHAEL AND DEBORAH GARLAND, LONGHILL ROAD, DOVER, NH DATED 4/13/93, REV TO 10/19/94. BY THIS OFFICE. S.C.R.D. PLAN 45–28.

3.) PROPOSED MINOR SUBDIVISION – LAND OF L.E.R. TRUST LINDA E. ROSSETTI TRUSTEE, SIXTH STREET, DOVER, NH DATED 3/10/88. BY BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN 34–142.

Albert Estes
Ronald J. Forbes
OWNERS SIGNATURES

"I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000."

NO.	DATE	DESCRIPTION	BY	CHK
		REVISIONS		
1	11/17/95	ADD APP. #'S, EASE, NOTE 8,9,10, REV NOTE 1,4,7	RJM	KMM

94–691	SUBDIVISION	94–22	2–43
PROJECT NO	TYPE	FIELDBOOK & PAGES	

SUBDIVISION OF LAND
PREPARED FOR
ALBERT ESTES
LONGHILL ROAD
DOVER, NEW HAMPSHIRE

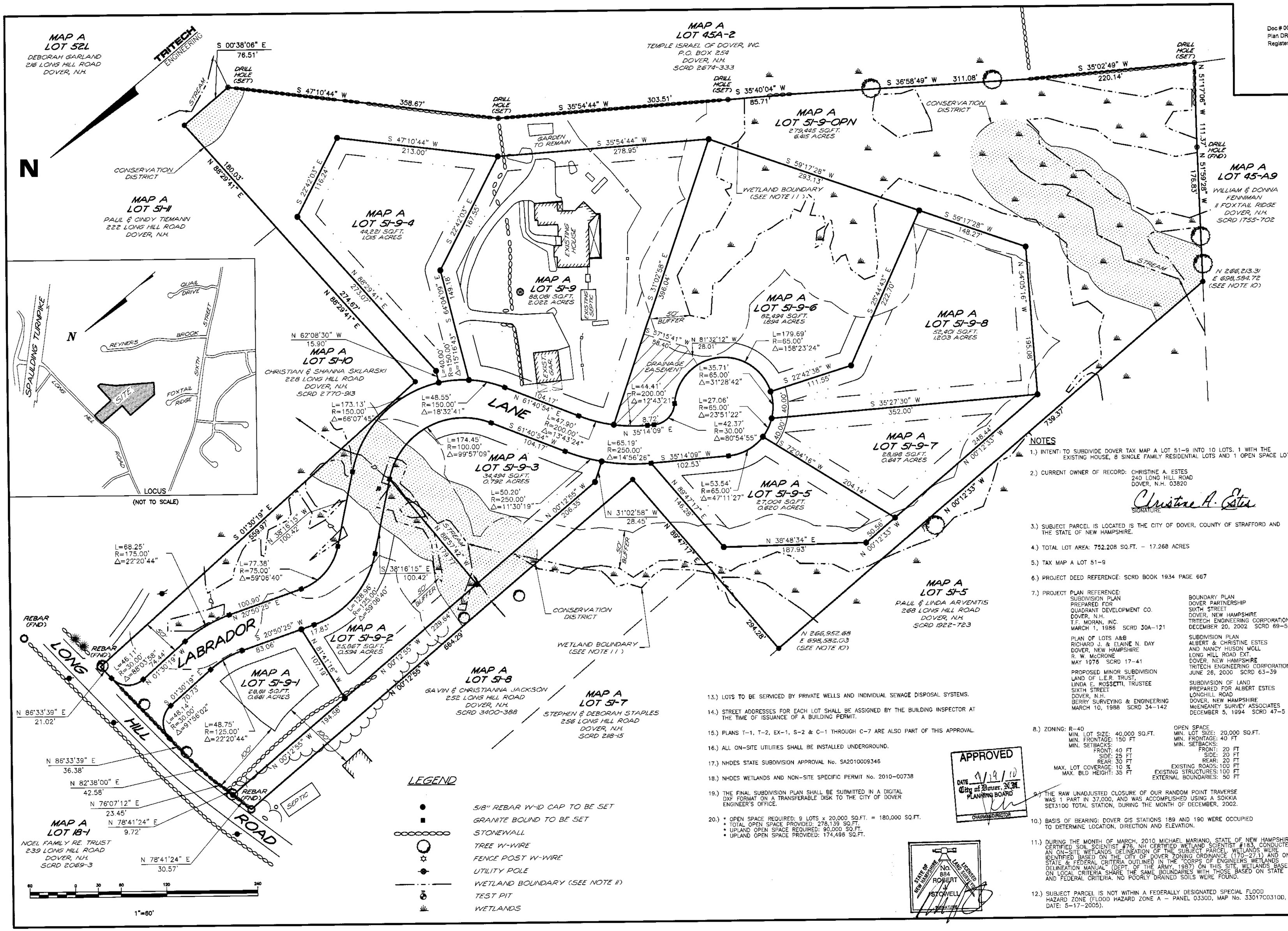
DRAWN BY: RJM	FILE: C:> P\691\94–6911
SCALE: 1" = 100'	DATE: DECEMBER 5, 1994

100 50 0 50 100 200 300 400

STATE OF NEW HAMPSHIRE — No. 661 KEVIN M. McENEANEY — LICENSED LAND SURVEYOR

Mcgneaney Survey Associates, inc.
P.O. Box 681 – 17 PORTLAND STREET
DOVER, NH 03820 (603) 742–0911
SURVEYING – PLANNING – CONSULTING

Doc # 0009634 Jul 19, 2010 12:49 PM
Plan DR99-075 1 of 1
Register of Deeds, Strafford County
C/H L-CHIP STA0206853



NOTES

1.) INTENT: TO SUBDIVIDE DOVER TAX MAP A LOT 51-9 INTO 10 LOTS. 1 WITH THE EXISTING HOUSE, 8 SINGLE FAMILY RESIDENTIAL LOTS AND 1 OPEN SPACE LOT.

2.) CURRENT OWNER OF RECORD: CHRISTINE A. ESTES
240 LONG HILL ROAD
DOVER, N.H. 03820
Christine A. Estes
SIGNATURE

3.) SUBJECT PARCEL IS LOCATED IS THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 752,208 SQ.FT. – 17.268 ACRES

5.) TAX MAP A LOT 51-9

6.) PROJECT DEED REFERENCE: SCRD BOOK 1934 PAGE 667

7.) PROJECT PLAN REFERENCE:
SUBDIVISION PLAN
PREPARED FOR
QUADRANT DEVELOPMENT CO.
DOVER, N.H.
T.F. MORAN, INC.
MARCH 1, 1986 SCRD 30A-121

PLAN OF LOTS A&B
RICHARD J. & ELAINE N. DAY
DOVER, NEW HAMPSHIRE
R. W. McCRONE
MAY 1976 SCRD 17-41

PROPOSED MINOR SUBDIVISION
LAND OF L.E.R. TRUST,
LINDA E. ROSSETTI, TRUSTEE
SIXTH STREET
DOVER, N.H.
BERRY SURVEYING & ENGINEERING
MARCH 10, 1988 SCRD 34-142

BOUNDARY PLAN
DOVER PARTNERSHIP
SIXTH STREET
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
DECEMBER 20, 2002 SCRD 69-55

SUBDIVISION PLAN
ALBERT & CHRISTINE ESTES
AND NANCY HUSON MOLL
LONG HILL ROAD EXT.
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JUNE 26, 2000 SCRD 63-39

SUBDIVISION OF LAND
PREPARED FOR ALBERT ESTES
LONGHILL ROAD
DOVER, NEW HAMPSHIRE
McENEANEY SURVEY ASSOCIATES
DECEMBER 5, 1994 SCRD 47-5

8.) ZONING: R-40

MIN. LOT SIZE:	40,000 SQ.FT.
MIN. FRONTAGE:	150 FT
MIN. SETBACKS:	
FRONT:	40 FT
SIDE:	25 FT
REAR:	30 FT
MAX. LOT COVERAGE:	15 %
MAX. BLD HEIGHT:	35 FT

OPEN SPACE
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 40 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 20 FT
REAR: 20 FT
EXISTING ROADS: 100 FT
EXISTING STRUCTURES: 100 FT
EXTERNAL BOUNDARIES: 50 FT

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 37,000, AND WAS ACCOMPLISHED USING A SOKKIA SET3100 TOTAL STATION, DURING THE MONTH OF DECEMBER, 2002.

10.) BASIS OF BEARING: DOVER GIS STATIONS 189 AND 190 WERE OCCUPIED TO DETERMINE LOCATION, DIRECTION AND ELEVATION.

11.) DURING THE MONTH OF MARCH, 2010 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #78, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO POORLY DRAINED SOILS WERE FOUND.

12.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – PANEL 0330D, MAP No. 33017C0310D, DATE: 5-17-2005).

13.) LOTS TO BE SERVICED BY PRIVATE WELLS AND INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

14.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

15.) PLANS T-1, T-2, EX-1, S-2 & C-1 THROUGH C-7 ARE ALSO PART OF THIS APPROVAL.

16.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

17.) NHDES STATE SUBDIVISION APPROVAL No. SA2010009346

18.) NHDES WETLANDS AND NON-SITE SPECIFIC PERMIT No. 2010-00738

19.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.

20.) * OPEN SPACE REQUIRED: 9 LOTS x 20,000 SQ.FT. = 180,000 SQ.FT.
* TOTAL OPEN SPACE PROVIDED: 278,139 SQ.FT.
* UPLAND OPEN SPACE REQUIRED: 90,000 SQ.FT.
* UPLAND OPEN SPACE PROVIDED: 174,498 SQ.FT.

APPROVED
DATE 7/19/10
City of Dover, N.H.
PLANNING BOARD
CHAIRMAN/DIRECTOR

STATE OF NEW HAMPSHIRE
No. 884
ROBERT J. STOWELL
LICENSED LAND SURVEYOR
SIGNATURE

LEGEND

- 5/8" REBAR W/ID CAP TO BE SET
- GRANITE BOUND TO BE SET
- STONEWALL
- TREE W-WIRE
- FENCE POST W-WIRE
- UTILITY POLE
- WETLAND BOUNDARY (SEE NOTE 11)
- TEST PIT
- WETLANDS

TRITECH ENGINEERING CORPORATION
795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 9127
FAX 603 742 3630

REVISIONS
DATE: DESCRIPTION:
04-12-10 REVISED PER TRC COMMENTS
06-23-10 ADDED DRAINAGE EASEMENT

OPEN SPACE SUBDIVISION PLAN

LABRADOR WOODS

240 LONG HILL ROAD
DOVER, NEW HAMPSHIRE

MARCH 18, 2010 JOB No. 04176
SCALE: 1" = 60'

SHEET NO. S-1 (P10-19)

RECEIVED
JUL 14 2010
By

To: Christine Estes
To: TriTech Engineering Corp.

From : Christian Beliveau & Shanna (Sklarski) Beliveau

July 14, 2010

Please consider this letter to be our authorization to plant 12 arborvitaes on our property at 228 Longhill Road in Dover, NH per condition of the proposed Estes Subdivision.

Please contact us before planting so we can agree on placement.

Thank you,

Christian & Shanna Beliveau

Scanned with CamScanner

SUBDIVISION AND CONSTRUCTION PLANS

LABRADOR WOODS

240 LONG HILL ROAD
DOVER, NEW HAMPSHIRE

LIST OF PLANS

T-1 - TITLE SHEET
T-2 - NEIGHBORHOOD PLAN - 1" = 200'
Y-1 - YIELD PLAN - 1" = 60'
EX-1 - EXISTING CONDITIONS PLAN - 1" = 60'
S-1 - SUBDIVISION PLAN - 1" = 60'
S-2 - SUBDIVISION PLAN - 1" = 60'
C-1 - GENERAL ROAD PLAN - 1" = 40'
C-2 - ROADWAY PLAN AND PROFILE - 1" = 20'
C-3 - ROADWAY PLAN AND PROFILE - 1" = 20'
C-4 - ROADWAY PLAN AND PROFILE - 1" = 20'
C-5 - CONSTRUCTION DETAILS
C-6 - CONSTRUCTION DETAILS
C-7 - CONSTRUCTION DETAILS

PREPARED FOR
CHRISTINE ESTES
240 LONG HILL ROAD
DOVER, NH 03820

PREPARED BY
TRITECH
ENGINEERING CORPORATION

RECEIVED
MAY 18 2010
By

TRITECH
ENGINEERING CORPORATION
708 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 749 9171
FAX 603 749 6630

TRITECH

REVISIONS
DATED
DESCRIPTION:
REV. PER TRC COMMENTS
REV. PER PLANNING BOARD COMMENTS

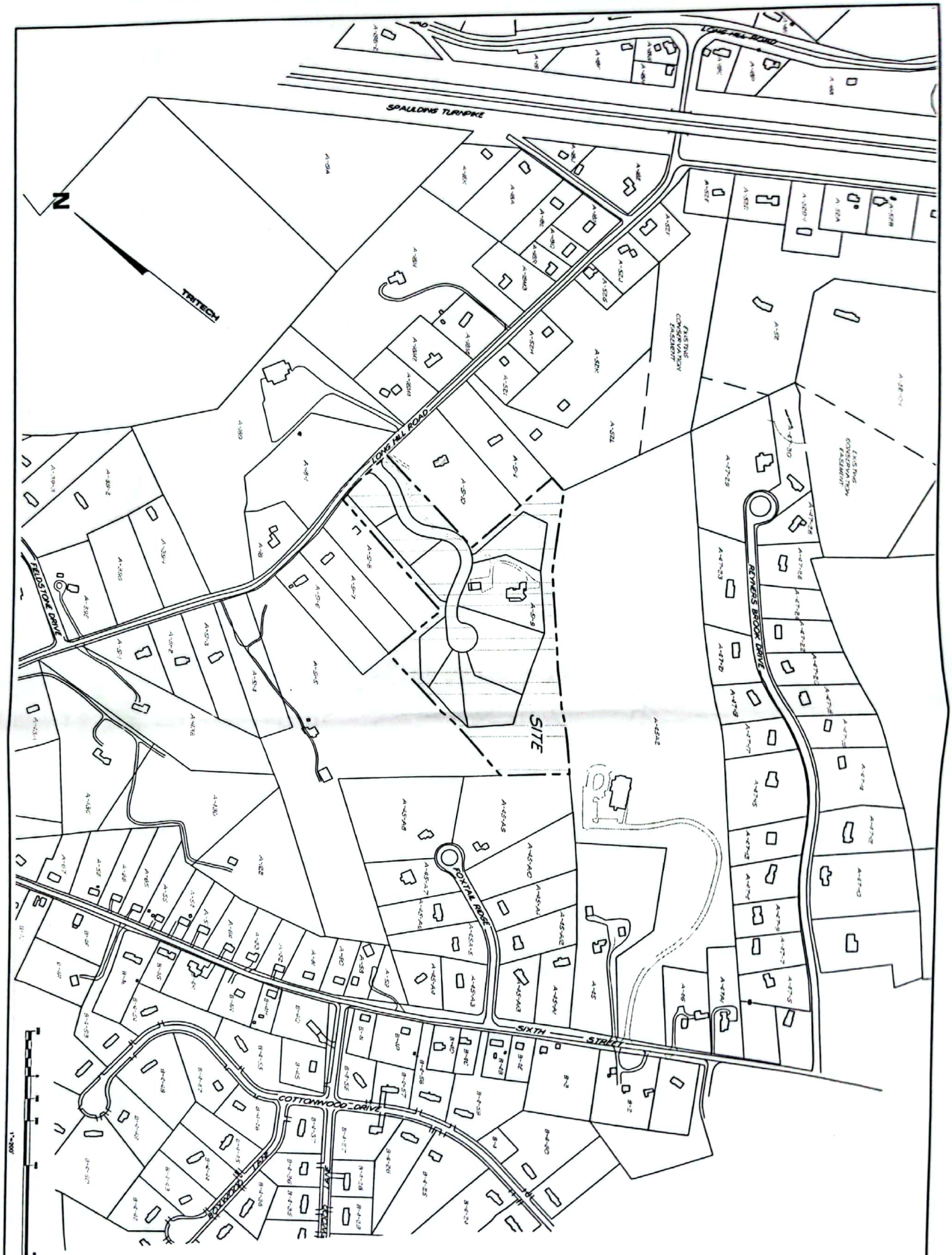
MAY 10 2010

ISSUED

TITLE SHEET
LABRADOR WOODS
240 LONG HILL ROAD
DOVER, NEW HAMPSHIRE
MARCH 18, 2010
JOB No. 04176

SHEET NO.
T-1
(PND-19)

Scanned with CamScanner



SHEET NO.	NEIGHBORHOOD PLAN	TRITECH	TRITECH
T-2	LABRADOR WOODS 240 LONG HILL ROAD DOVER, NEW HAMPSHIRE MARCH 18, 2010 JOB No. 04176 SCALE: 1" = 200'	MAY 10 2010 ISSUED REVISIONS DATE: DESCRIPTION: 4/12/10 PER TRC COMMENTS 5/10/10 PER PLANNING BOARD COMMENTS	ENGINEERING CORPORATION 795 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820 TELEPHONE 603 749 9171 FAX 603 749 3560

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SHEET NO.

Y-1

(P10-19)

YIELD PLAN

LABRADOR WOODS

240 LONG HILL ROAD

DOVER, NEW HAMPSHIRE

MARCH 18, 2010

JOB NO. 04176

SCALE: 1" = 60'

TRITECH

ENGINEERING CONSULTANTS

MAY 10 2010

NO.	DESCRIPTION	DATE
1	PER TRC COMMENTS	4/30/10
2	PER PLANNING BOARD COMMENTS	5/10/10

1" = 60'

0 30 60 120

NOTES

1. METHOD TO DETERMINE THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IN AN OPEN SPACE SUBDIVISION PER "DOVER CODE SUBDIVISIONS, ARTICLE IV, OPEN SPACE SUBDIVISIONS, SECTION 135-23 GENERAL REQUIREMENTS, D DESIGN ALLOCATIONS.
2. DEERAT OWNER OF RECORD: CHESTNUT & ESTES 240 LONG HILL ROAD DOVER, N.H. 03820
3. SUBJECT PARCEL IS LOCATED IS THE CITY OF DOVER, COUNTY OF STRAFFORD, AND THE STATE OF NEW HAMPSHIRE
4. TOTAL LOT AREA: 752,308 SQ.FT. - 17.268 ACRES
5. TAX MAP 4, LOT 51-9
6. PROJECT DEED REFERENCE: SCRD BOOK 1934 PAGE 667
7. PROJECT PLAN REFERENCE:
   SUBDIVISION PLAN OF LOTS 44B & 44C, LONG HILL ROAD, DOVER, N.H. PREPARED FOR DUNBARTON DEVELOPMENT CO. DOVER, N.H. DECEMBER 20, 2002 SCRD 69-55
   SUBDIVISION PLAN OF LOTS 44B & 44C, LONG HILL ROAD, DOVER, N.H. PREPARED FOR TRITECH ENGINEERING CORPORATION DOVER, N.H. MARCH 1, 1988 SCRD 304-121
   SUBDIVISION PLAN OF LAND OF ALBERT & CHESLYNE ESTES LONG HILL ROAD, CITY OF DOVER, N.H. PREPARED FOR ALBERT ESTES SCALE: 1" = 40' DATE: JUNE 26, 2000 SCRD 63-39
   SUBDIVISION OF LAND OF ALBERT & CHESLYNE ESTES LONG HILL ROAD, CITY OF DOVER, N.H. PREPARED FOR ALBERT ESTES SCALE: 1" = 40' DATE: JUNE 26, 2000 SCRD 63-39
   BOUNDARY PLAN OF LAND OF ALBERT & CHESLYNE ESTES LONG HILL ROAD, CITY OF DOVER, N.H. PREPARED FOR ALBERT ESTES SCALE: 1" = 40' DATE: JUNE 26, 2000 SCRD 63-39
   SUBDIVISION PLAN OF LAND OF ALBERT & CHESLYNE ESTES LONG HILL ROAD, CITY OF DOVER, N.H. PREPARED FOR ALBERT ESTES SCALE: 1" = 40' DATE: JUNE 26, 2000 SCRD 63-39
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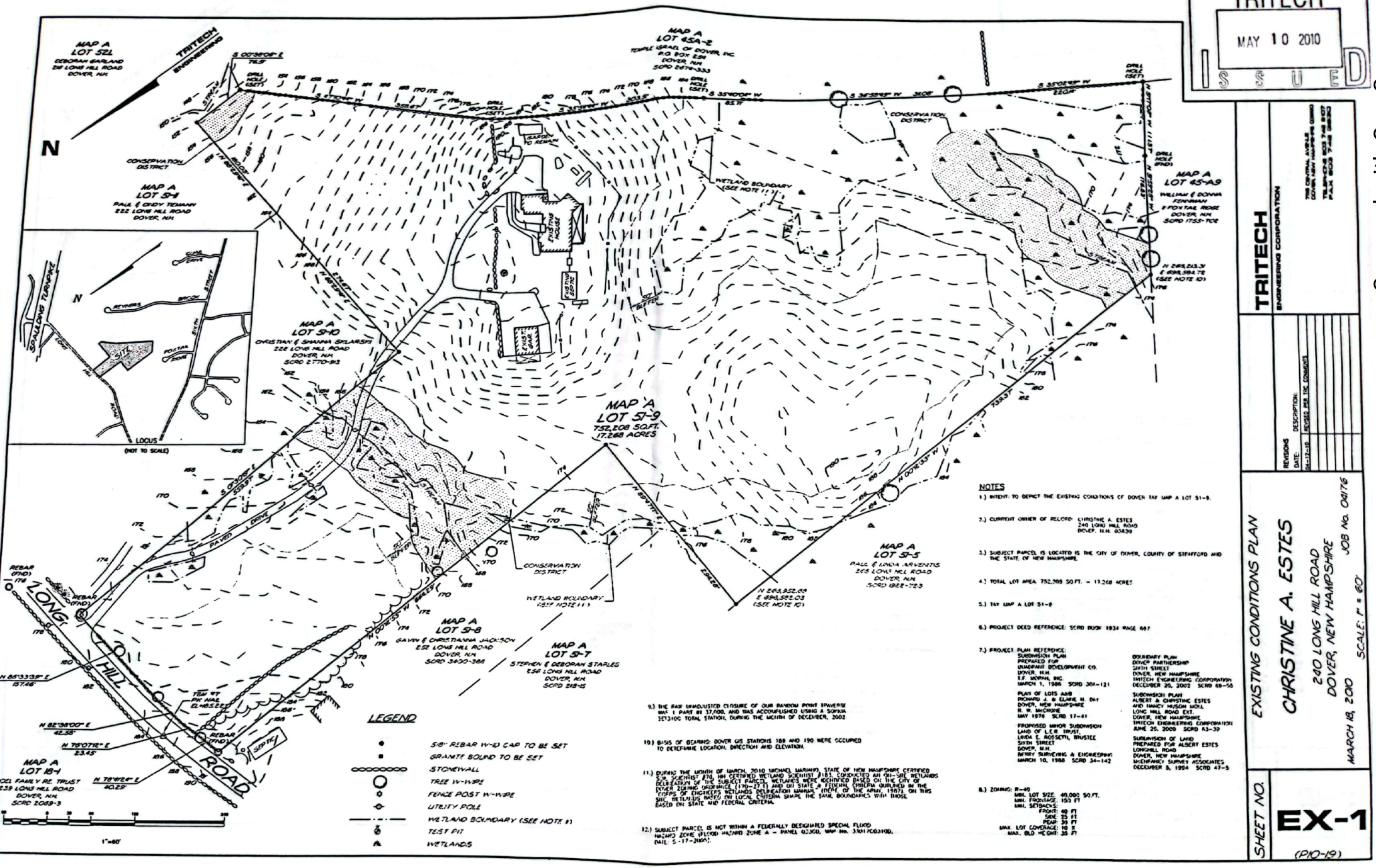
   BOUNDARY PLAN OF LAND OF ALBERT & CHESLYNE ESTES LONG HILL ROAD, CITY OF DOVER, N.H. PREPARED FOR ALBERT ESTES SCALE: 1" = 40' DATE: JUNE 26, 2000 SCRD 63-39
   SUBDIVISION



NOTES

1.) INTENT: TO DEPICT THE EXISTING CONDITIONS OF DOVER TAX MAP A LOT 51-9.

2.) CURRENT OWNER OF RECORD: CHRISTINE A. ESTES
240 LONG HILL ROAD
DOVER, N.H. 03820

3.) SUBJECT PARCEL IS LOCATED IS THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 752,208 SQ.FT. = 17.268 ACRES

5.) TAX MAP A LOT 51-9

6.) PROJECT DEED REFERENCE: SCRD BOOK 1934 PAGE 667

7.) PROJECT PLAN REFERENCE:
SUBDIVISION PLAN
PREPARED FOR
UNICRAFT DEVELOPMENT CO.
DOVER, N.H.
T.F. MORAN, INC.
MARCH 1, 1986 SCRD 304-121

PLAN OF LOTS A&B
RICHARD J. & ELAINE N. DAY
DOVER, NEW HAMPSHIRE
R. W. McCRONE
MAY 1976 SCRD 17-41

PROPOSED MINOR SUBDIVISION
LAND OF L.E.R. TRUST,
LINDA E. ROSSETTI, TRUSTEE
SIXTH STREET
DOVER, N.H.
BERRY SURVEYING & ENGINEERING
MARCH 10, 1988 SCRD 34-142

BOUNDARY PLAN
DOVER PARTNERSHIP
SIXTH STREET
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
DECEMBER 20, 2002 SCRD 69-58

SUBDIVISION PLAN
ALBERT & CHRYSTINE ESTES
AND NANCY HUSON MOHL
LONG HILL ROAD EXT.
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
JUNE 25, 2000 SCRD 63-39

SUBDIVISION OF LAND
PREPARED FOR ALBERT ESTES
LONGHILL ROAD
DOVER, NEW HAMPSHIRE
McENANEY SURVEY ASSOCIATES
DECEMBER 8, 1994 SCRD 47-5

8.) ZONING: R-40
MIN. LOT SIZE: 40,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 40 FT
SIDE: 25 FT
REAR: 30 FT
MAX. LOT COVERAGE: 10 %
MAX. BLD HEIGHT: 35 FT

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 37,700, AND WAS ACCOMPLISHED USING A SOKKIA SET310C TOTAL STATION, DURING THE MONTH OF DECEMBER, 2002

10.) BASIS OF BEARING: DOVER GIS STATIONS 188 AND 190 WERE OCCUPIED TO DETERMINE LOCATION, DIRECTION AND ELEVATION.

11.) DURING THE MONTH OF MARCH, 2010 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #70, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND DEI STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (TECHNICAL REPORT Y-87-1, ON THIS SHEET, WETLANDS BASED ON LOCAL CRITERIA SHOWN THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.

12.) SUBJECT PARCEL IS NOT WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0330D, MAP No. 3301 P0330D, DATE: 5-17-2005).

TRITECH
MAY 10 2010
ISSUED

TRITECH
ENGINEERING CORPORATION
795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 749-1032
FAX 603 749-8637

REVISIONS
DATE: DESCRIPTION:
04-12-10 REVISED PER TRC COMMENTS

EXISTING CONDITIONS PLAN
CHRISTINE A. ESTES
240 LONG HILL ROAD
DOVER, NEW HAMPSHIRE
MARCH 18, 2010
JOB No. 04176
SCALE: 1" = 60'

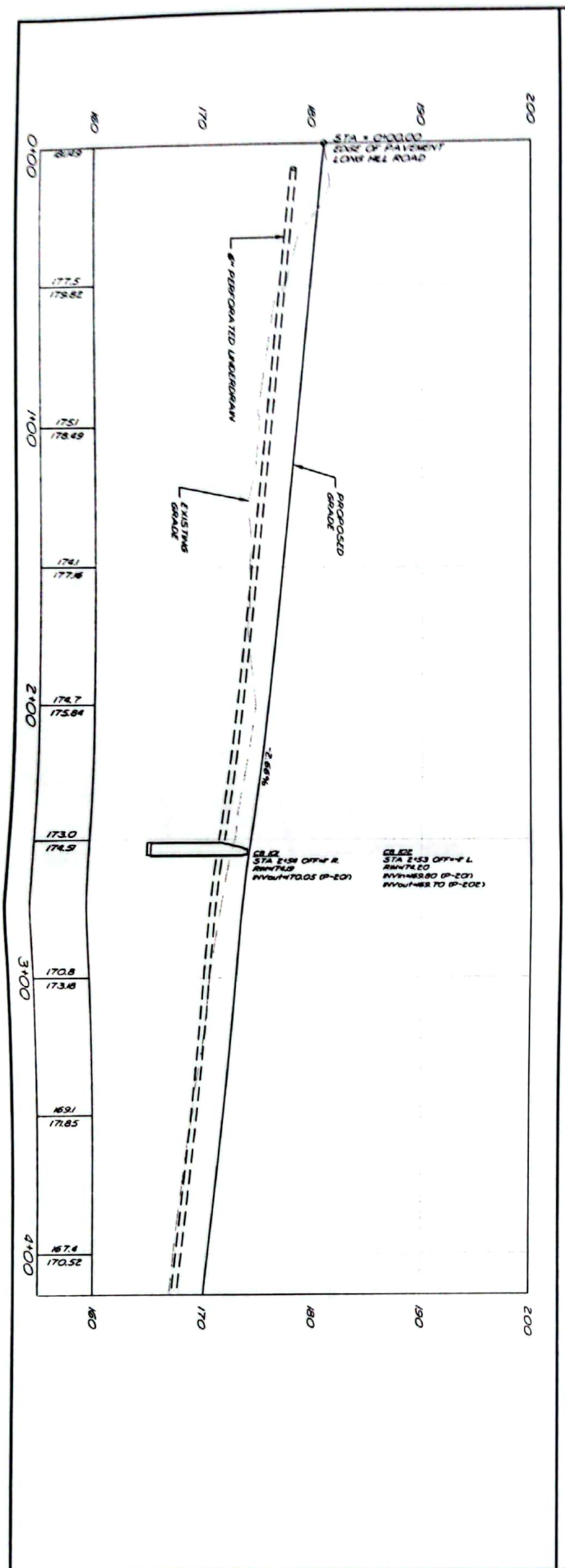
SHEET NO. EX-1
(P10-19)

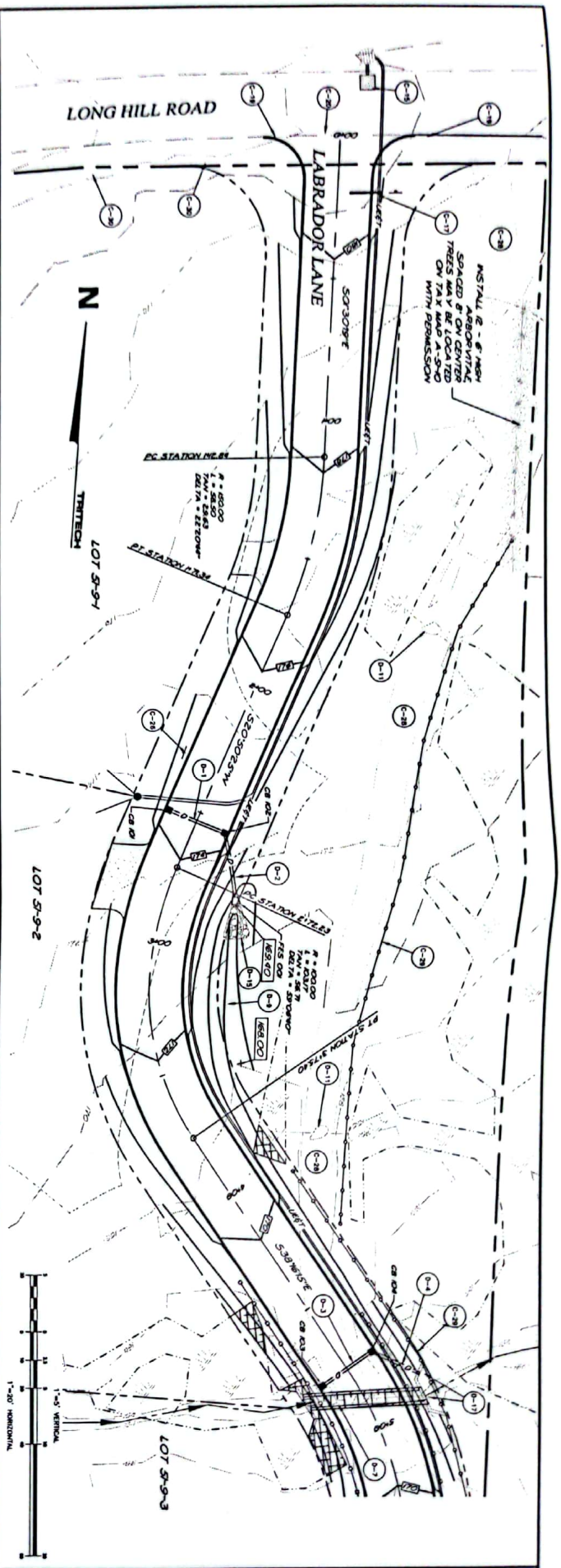
Scanned with CamScanner

Scanned with CamScanner

Scanned with CamScanner

Scanned with CamScanner





SHEET NO. C-2 (10-19)

ROADWAY PLAN AND PROFILE

LABRADOR WOODS

240 LONG HILL ROAD
DOVER, NEW HAMPSHIRE

MARCH 18, 2010 JOB No. 04176

SCALE: 1" = 20'

TRITECH
MAY 17 2010
ISSUED

REVISIONS	
DATE:	DESCRIPTION:
4/12/10	REV. PER TRC COMMENTS
5/10/10	REV. PER PLANNING BOARD COMMENTS

TRITECH
ENGINEERING CORPORATION

750 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 749 9171
FAX 603 749 2030

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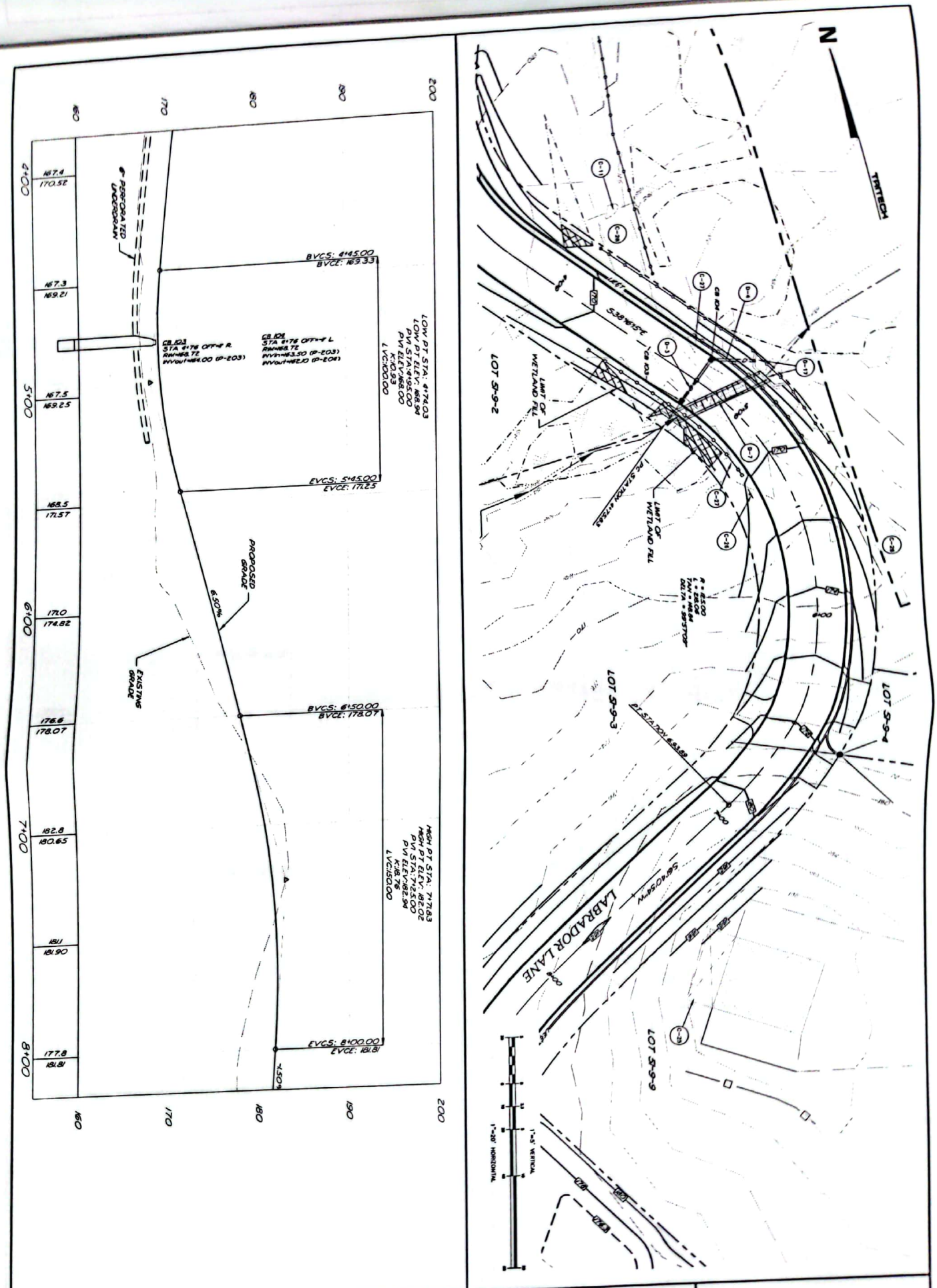
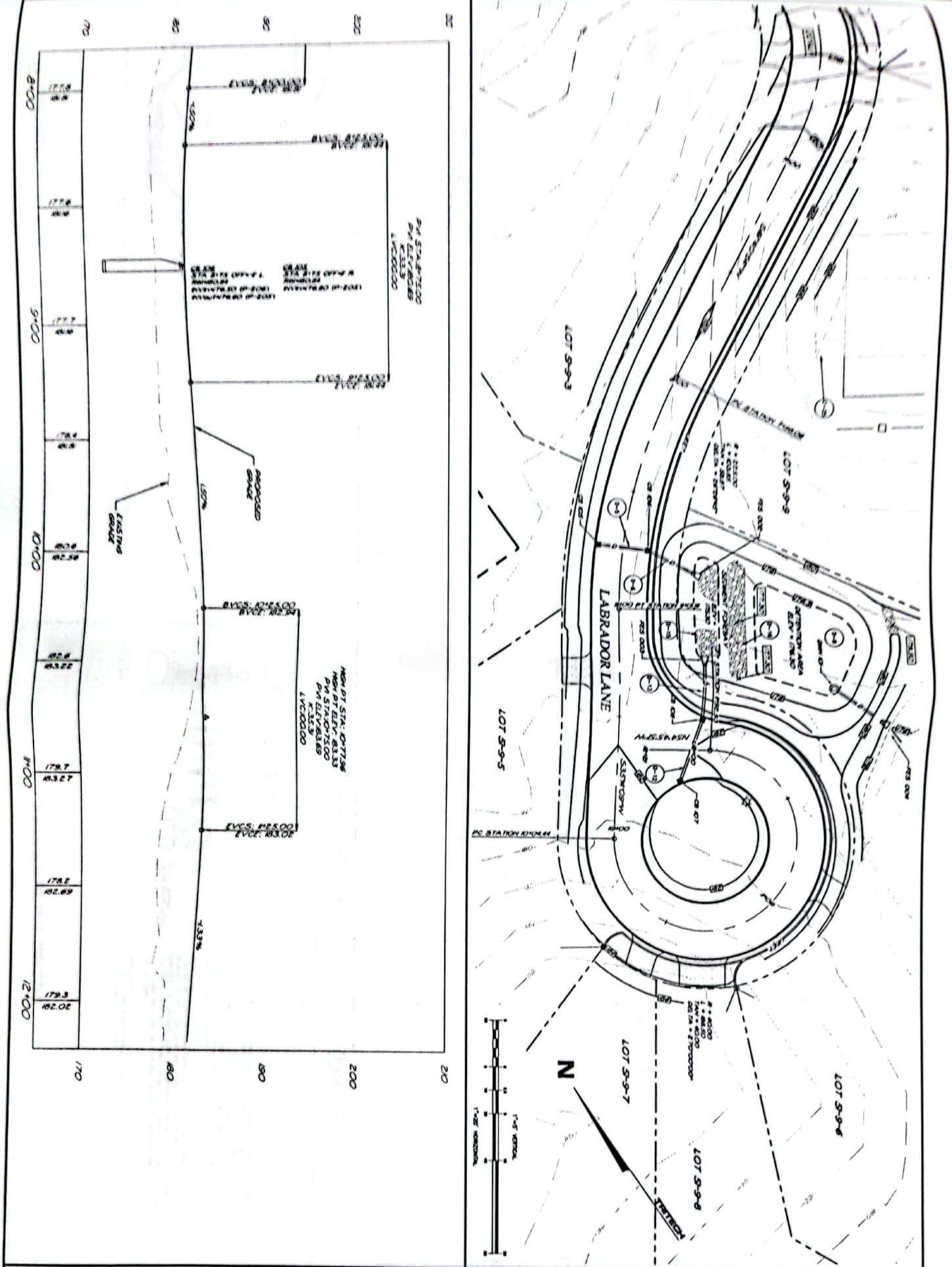


SHEET NO. C-3	ROADWAY PLAN AND PROFILE LABRADOR WOODS 240 LONG HILL ROAD DOVER, NEW HAMPSHIRE MARCH 18, 2010 JOB No. 04176 SCALE: 1" = 20'	TRITECH MAY 17 2010 S S U D	TRITECH ENGINEERING CORPORATION

REVISIONS	
DATE:	DESCRIPTION:
D	REV. PER TRC COMMENTS
C	REV. PER PLANNING BOARD COMMENTS

(10-191)

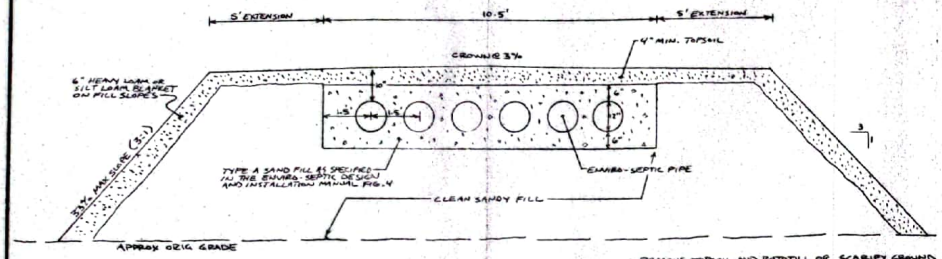
Scanned with CamScanner



SHEET NO. C-4 (C-9)	ROADWAY PLAN AND PROFILE LABRADOR WOODS 240 LONG HILL ROAD DOVER, NEW HAMPSHIRE MARCH 18, 2010 JOB No. 04176 SCALE: 1" = 20'	TRITECH MAY 7 2010 ISSUED	REVISIONS DATE / DESCRIPTION: 4/12/10 REV. PER TRC COMMENTS 5/7/10 REV. PER PLANNING BOARD COMMENTS

TRITECH
ENGINEERING CORPORATION
795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 749 9171
FAX 603 749 9630

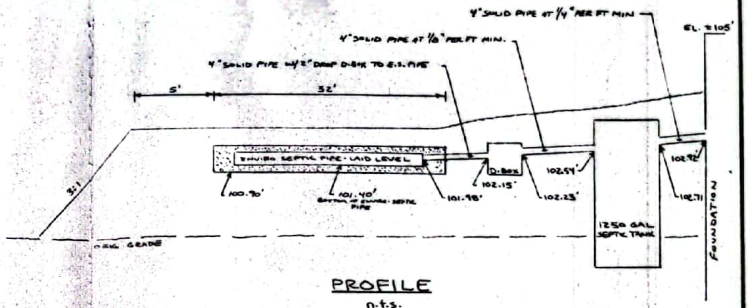
Scanned with CamScanner



CROSS SECTION

n.t.s.

- REMOVE TOPSOIL AND REPITFILL OR SCARIFY GROUND
- FILL TO ELEV. 100.9' WITH CLEAN SANDY FILL
- INSTALL PER ENVIRO-SEPTIC DESIGN AND INSTALLATION MANUAL.



PROFILE

n.t.s.

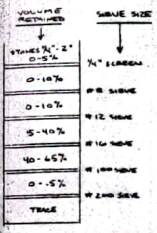
PERC TEST 9-15-97

7 MIN / INCH AT 15"

TEST PIT 9-11-97 ELEV 98.

3-0"	LEAF LITTER AND ROOT MAT
0-10"	DARK BROWN (10YR 4/3) SANDY LOAM; WEAK, FINE GRANULAR STRUCTURE; MOIST, FRIABLE.
10-18"	YELLOWISH BROWN (10YR 5/4) SANDY LOAM; WEAK, FINE GRANULAR STRUCTURE; MOIST, FRIABLE
18-33"	YELLOWISH BROWN (10YR 5/6) SANDY LOAM; COMMON MED. DISTINCT STRONG BROWN (7.5YR 5/6) AND FEW FINE DISTINCT GRAY (10YR 6/1) MOTTLES; MODERATE MED. GRANULAR STRUCTURE; MOIST, FRIABLE
33-47"	YELLOWISH BROWN (10YR 5/4) LOAMY SAND; MANY COARSE FAINT PALE BROWN (10YR 6/3) AND FEW MED. DISTINCT STRONG BROWN (7.5YR 5/6) MOTTLES; MOD. MED GRANULAR STRUCTURE; MOIST, FRIABLE
47-72"	GRAY (N6/) AND OLIVE (5Y 5/4) SILT LOAM; MANY COARSE PROMINENT STRONG BROWN (7.5YR 5/8), BROWN (7.5YR 4/4) AND LIGHT OLIVE BROWN (2.5Y 5/4) MOTTLES; WEAK TO MOD. MED SUBANGULAR BLOCKY STRUCTURE; MOIST, FIRM.

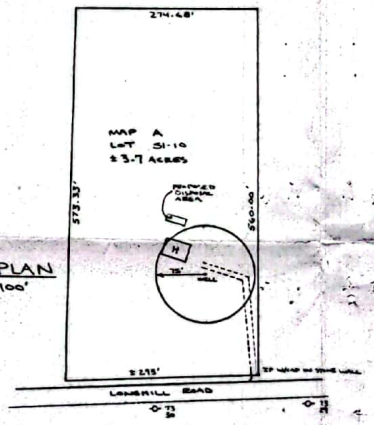
EST. SHWT @ 18"; NO IMPERVIOUS LAYER TO 72"



SAND SPECS.

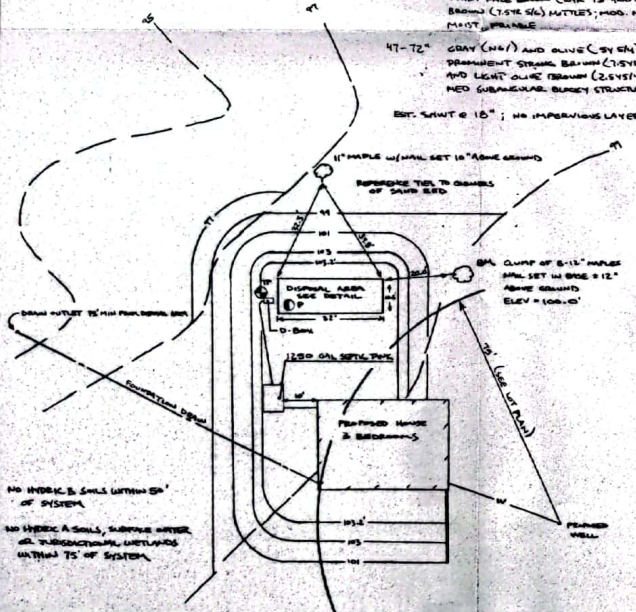
TYPE A SAND

SOURCE: ENVIRO-SEPTIC DESIGN AND INSTALLATION MANUAL; FIG. 4



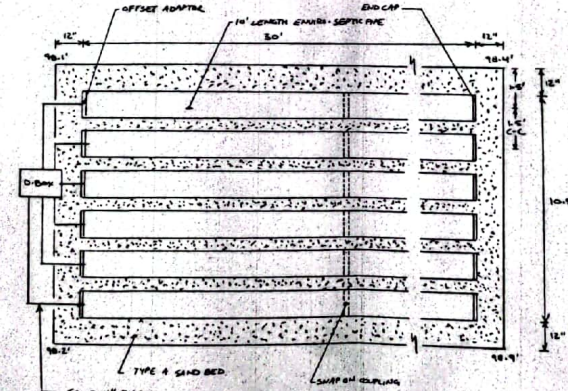
LOT PLAN

1" = 100'


11" MAPLE w/ MAIL SET 18" ABOVE GROUND
REFERENCE TIES TO CORNERS OF SAND BED
DISPOSAL AREA SEE DETAIL
D-BOX
1250 GAL SEPTIC TANK
PROPOSED HOUSE & BASEMENT
DRAIN OUTLET 75' MIN FROM DRIVEN WELL
CONCRETE DRIVE
NO HYDRIC B SOILS WITHIN 50' OF SYSTEM
NO HYDRIC A SOILS, SURFACE WATER OR JURISDICTIONAL WETLANDS WITHIN 75' OF SYSTEM
DRIVEN WELL

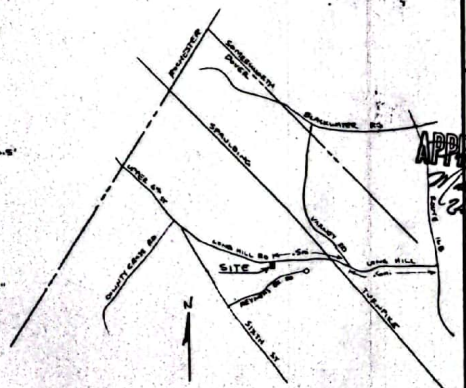
SITE PLAN

1" = 20'



DISPOSAL AREA DETAIL

1" = 10'



LOCATION PLAN

1" = 1 1/2 MI

SOILS ELMWOOD S.L. (M. MARIANO CSS # 0176)

NOTE: DEPTH TO SILT LOAM OUTSIDE SERIES RANGE OF 18-40"

SIZING

4 BEDROOMS 450 G.P.D

PERC RATE: 7 MIN / INCH

DESIGN RATE: 12 MIN / INCH

MIN SIZE REQUIRED: 180 LINEAR FEET } ENVIRO-SEPTIC DESIGN MANUAL FIG. 1

PROVIDED: 180 LINEAR FEET

SEPTIC TANK

1250 GAL PRECAST CONCRETE BY A.J. POST, FARMINGTON NH, OR SIMILAR

DIMENSIONS: 8'-5" x 5'-8" x 6'

D-BOX

1 OUTLET PRECAST CONCRETE BY AJ POST, OR SIMILAR

DIMENSIONS: 19" x 23" x 16" H

FLOW EQUALIZERS OR SIMILAR PRODUCT ARE REQUIRED ON D-BOX OUTLETS

PIPE

ALL PIPE: SOLID 4" PVC. SCH. 40

ALL JOINTS SHALL BE SOLVENT WELDED

CONNECTIONS

ALL PIPE-TO-CONCRETE CONNECTIONS SHALL BE SEALED WITH NON-SHRINK MORTAR OR PLASTIC CEMENT

ENVIRO-SEPTIC PIPE

180 LINEAR FEET IN 18 10' LENGTHS ARRANGED IN 6 ROWS, 30' LONG.

MANUFACTURER: PRESBY ENVIRONMENTAL, SUGAR HILL NH

FILL

TO RAISE SYSTEM: CLEAN MED TO COARSE SAND

SAND BED AROUND ENVIRO-SEPTIC PIPE: TYPE A SAND AS DEFINED BY PARTICLE SIZE ANALYSIS IN DESIGN + INSTALLATION MANUAL, FIG. 4.

TOPSOIL: 4" MIN LOAM, TO BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER FINAL INSPECTION

FILL SLOPES: 6" HEAVY LOAM OR SILT LOAM BLANKET

DESIGN INTENT

BOTTOM OF ENVIRO-SEPTIC PIPE SHALL BE INSTALLED NO LESS THAN 2.5' ABOVE ORIG. GROUND AT THE HIGH CORNER, TO MAINTAIN A 4' SEPARATION TO THE S.H.W.T.

TOWN APPROVAL

NOTES

1. REQUIRED IN PLACE IN EVENT OF FAILURE
2. INSTALL PER ENVIRO-SEPTIC DESIGN INSTALLATION MANUAL

REVISIONS

PROPOSED SEPTIC SYSTEM

DOVER LONGHILL ROAD

OWNER: ALBERT ESTES
401 SIXTH STREET
DOVER NH 03820

W/O # 15194

APPROVED Sept 97

SUBDIVISION APPROVAL #: SA1995000541

CONSTRUCTION APPROVAL #:

DATE:

NEW HAMPSHIRE Designer of Subsurface Disposal Systems Michael A. Mariano No. 841

Water Supply & Pollution Control 9-22-97

HIGHLAND SOIL SERVICES

MICHAEL MARIANO
75 PROSPECT STREET
SOMERSWORTH NH 03878
(603) 692-4457

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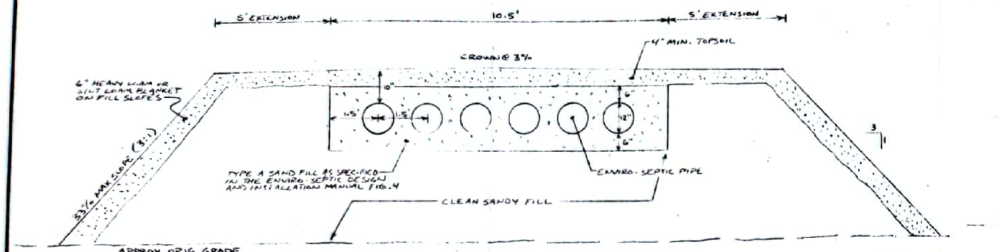
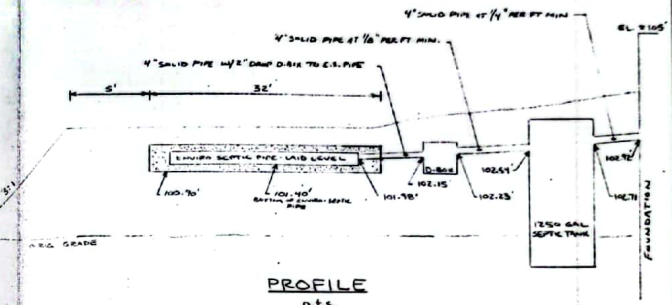

5' EXTENSION
10.5'
5' EXTENSION
CROWN @ 3%
4" MIN. TOPSOIL
6" HEAVY LOAM OR SILT LOAM BLANKET ON FILL SLOPES
33% MAX SLOPE (3:1)
TYPE A SAND FILL AS SPECIFIED IN THE ENVIRO-SEPTIC DESIGN AND INSTALLATION MANUAL FIG. 4
ENVIRO-SEPTIC PIPE
CLEAN SANDY FILL
APPROX ORIG GRADE

CROSS SECTION

n.t.s.

- REMOVE TOPSOIL AND RETOPSOIL OR SCARIFY GROUND
- FILL TO ELEV. 100.9' WITH CLEAN SANDY FILL
- INSTALL PER ENVIRO-SEPTIC DESIGN AND INSTALLATION MANUAL.



PROFILE

n.t.s.

PERC TEST 9-15-97

7 MIN / INCH AT 15"

TEST PIT 9-11-97 ELEV 98.

- 3-0" LEAF LITTER AND ROOT MAT
- 0-10" DARK BROWN (10YR 4/3) SANDY LOAM; WEAK, FINE GRANULAR STRUCTURE; MOIST, FRIABLE.
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- 18-33" YELLOWISH BROWN (10YR 4/6) SANDY LOAM, COMMON MED. DISTINCT STRONG BROWN (7.5YR 5/6) AND FEW FINE DISTINCT GRAY (10YR 6/1) MOTTLES; MODERATE MED. GRANULAR STRUCTURE; MOIST, FRIABLE
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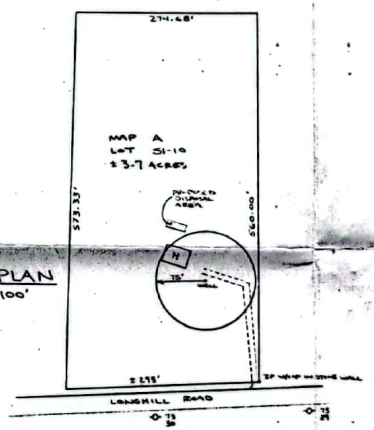
EST. SHWT @ 18"; NO IMPERVIOUS LAYER TO 72"

VOLUME RETAINED	SIEVE SIZE
47 TIMES 3/4"-2" 0-5%	3/4" SCREEN
0-10%	#8 SIEVE
0-10%	#12 SIEVE
5-40%	#16 SIEVE
40-65%	#30 SIEVE
0-5%	#200 SIEVE
TRACE	

SAND SPECS.

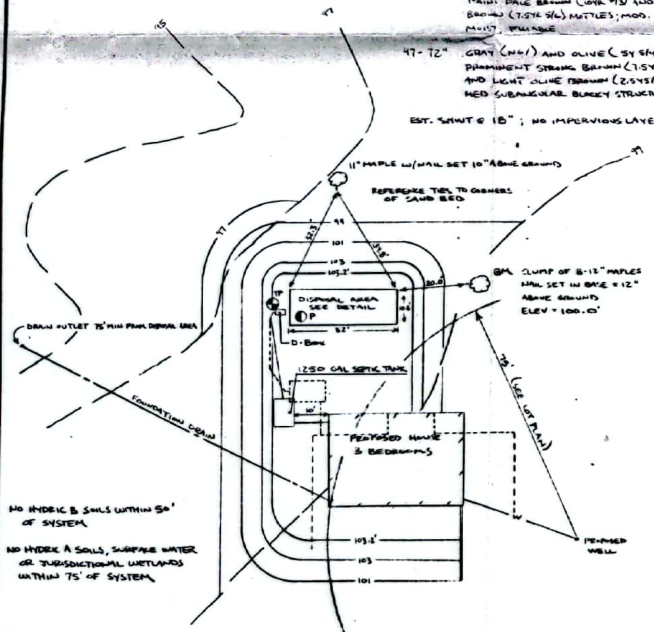
TYPE A SAND

SOURCE: ENVIRO-SEPTIC DESIGN AND INSTALLATION MANUAL; FIG. 4



LOT PLAN

1" = 100'

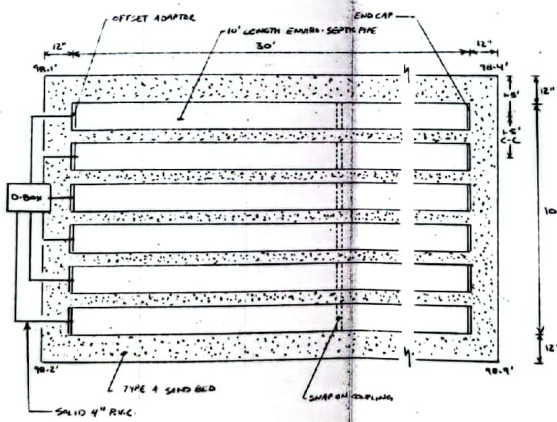


NO HYDRIC B SOILS WITHIN 50' OF SYSTEM.

NO HYDRIC A SOILS, SURFACE WATER OR JURISDICTIONAL WETLANDS WITHIN 75' OF SYSTEM.

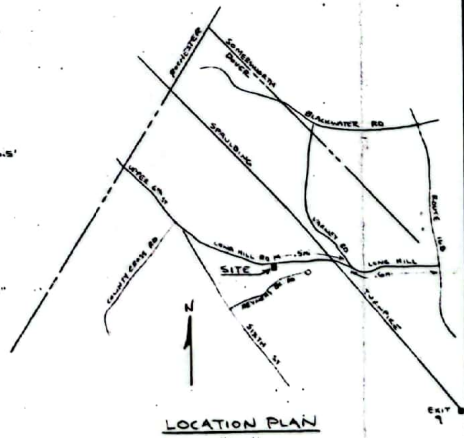
SITE PLAN

1" = 20'



DISPOSAL AREA DETAIL

1" = 10'



LOCATION PLAN

1" = ± 1½ mi

SOILS ELMWOOD S.L. (M. MARIANO CSS # 671)
NOTES DEPTH TO SILT LOAM OUTWASH SHEARS BEGINS AT 18-36"

SIZING
4 BEDROOMS - 450 G.P.D.
PERC RATE: 7 MIN / INCH
DESIGN RATE: 12 MIN / INCH
MIN SIZE REQUIRED: 180 LINEAR FEET
PROVIDED: 180 LINEAR FEET

SEPTIC TANK
1250 GAL PRECAST CONCRETE BY A.J. PUTS, FREDERICTON NB, OR SIMILAR.
DIMENSIONS: 8' x 5' 8" x 6'

D-BOX
7 OUTLET PRECAST CONCRETE BY AJ PUTS, OR SIMILAR
DIMENSIONS: 19" x 29" x 16"
FLOW EQUALIZERS OR SIMILAR PRODUCT ARE REQUIRED ON D-BOX OUTLETS

PIPE
ALL PIPE: SOLID 4" PVC. SCH. 40
ALL JOINTS SHALL BE SOLVENT WELDED

CONNECTIONS
ALL PIPE-TO-CONCRETE CONNECTIONS SHALL BE SEALED WITH NON-SHRINK MORTAR OR PLASTIC CEMENT

ENVIRO-SEPTIC PIPE
180 LINEAR FEET IN 18 10' LENGTHS ARRANGED IN 6 RUNS, 30' LONG.
MANUFACTURER: PRESTRY ENVIRONMENTAL, SHEAR FILL JOINT

FILL
TO RAISE SYSTEM: CLEAN BED W/ COARSE SAND
SAND BED AROUND ENVIRO-SEPTIC PIPE: TYPE A SAND AS DEFINED BY PARTICLE SIZE ANALYSIS IN DESIGN + INSTALLATION MANUAL, FIG. 4
TOPSOIL: 4" MIN LOAM TO BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER FINAL INSPECTION
FILL SLOPES: 6" HEAVY LOAM OR SILT LOAM BLANKET

DESIGN INTENT
BOTTOM OF ENVIRO-SEPTIC PIPE SHALL BE INSTALLED NO LESS THAN 2.5' ABOVE ORIG. GROUND AT THE HIGH CORNER TO MAINTAIN 4' H.W.T. SEPARATION TO THE S.H.W.T.

TOWN APPROVAL

AMENDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.H. DEPT. OF ENVIRONMENTAL SERVICES
WATER DIVISION
Signed
Date 11-14-97

NOTES
1. REBUILD IN PLACE IN EVENT OF FAILURE
2. INSTALL PER ENVIRO-SEPTIC DESIGN INSTALLATION MANUAL

REVISIONS 11-2-97 AS-BUILT TANK LOCATION AND HOUSE LOCATION INDICATED BY DASHED LINES

PROPOSED SEPTIC SYSTEM

DOVER #228 LONGHILL ROAD

OWNER: ALBERT ESTES
401 SIXTH STREET
DOVER NH 03820

LOT 51-10

SUBDIVISION APPROVAL #: SA1995009541
CONSTRUCTION APPROVAL #: CA1997005114
DATE: 12-3-97

Rec'd 11/26

NEW HAMPSHIRE Designer of Subsurface Disposal Systems Michael A. Mariano No. 941
Water Supply & Pollution Control
11-3-97

APPROVED
3 Dec. 97

HIGHLAND SOIL SERVICES
MICHAEL MARIANO
75 PROSPECT STREET
SOMERSWORTH, NH 03878
(603) 692-4557

SOIL & WETLANDS MAPPING
SEPTIC SYSTEM DESIGN, SITE ASSESSMENTS

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669

BUILDING INSPECTOR'S OFFICE
CITY OF DOVER
BUILDING PERMIT APPLICATION REQUIREMENTS

USE: Sngl fmly dwlg

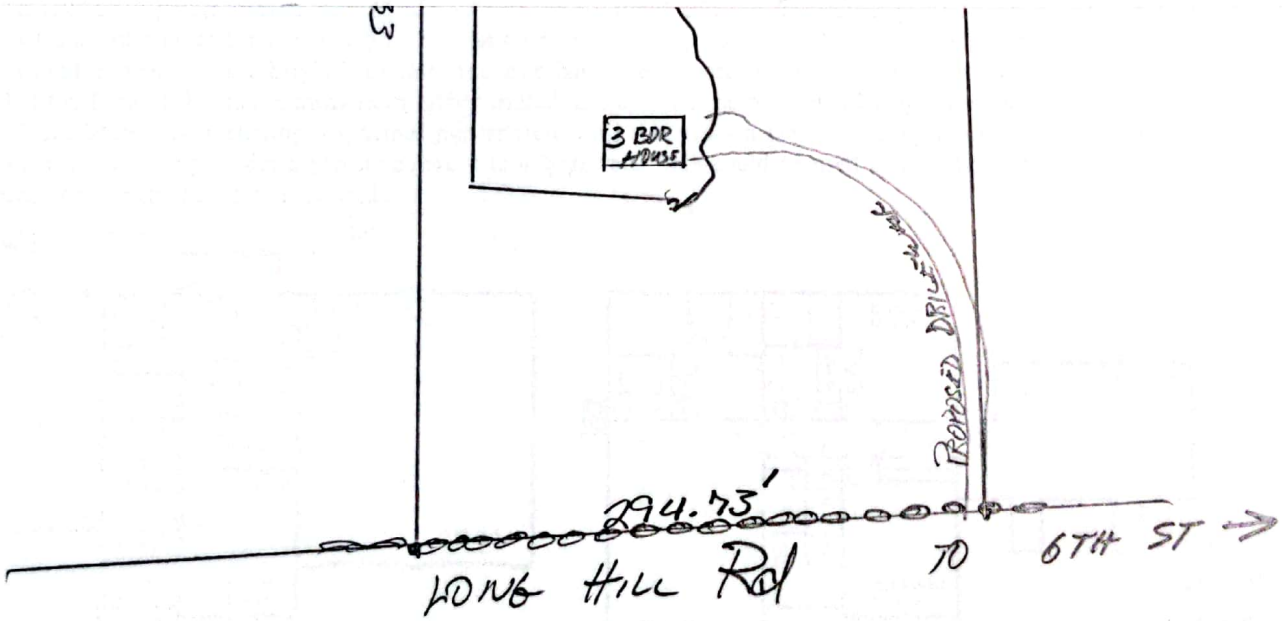
		REQ.
A.	BUILDING PERMIT APPLICATION	✓
B.	PLOT PLAN (set-backs)	✓
C.	LIST OF MATERIALS	✓
D.	CONSTRUCTION SPECIFICATIONS — 2 SETS	✓
E.	CONSTRUCTION VALUE (labor & materials) $ 172K	2

IF APPLICABLE, CHECK OFF THE FOLLOWING:

CITY WATER OR WELL [ ] / [✓] CITY SEWER [ ] OR SEPTIC SYSTEM [✓]

APPROVED SEPTIC # _____

ELECTRICAL [✓] YES [ ] NO PLUMBING [✓] YES [ ] NO



DRIVEWAY PERMIT NO. 97-076
DATE 8-11-97

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A / 18 M4

KERRY FORBES
215 LONGHILL ROAD
DOVER, NH
1005 / 415

A / 18 M2

DAVENA & DAVID GOLDSTEIN
209 LONGHILL ROAD
DOVER, NH
974 / 176

TBM – PK NAIL IN 24"ø MAPLE
ELEV 177.92

UP 73/28 7

UP 73/27X

UP 73/29 7 1/4

181.17'
N86°20'27"E

L25 18.56

N87°11'44"E
173.75' LP.(fnd)

LR.(fnd)

(149.69')

S12°06'58"E
12.96' ℄

S 30°50'21" E
238.96' ℄

329.73'
S00°12'26"W

LR.(fnd)

ESTES
228 Long Hill Rd

S01°30'19"E

S 00°28'09" W
344.77' ℄

LOT 11
101,031 S.F.
2.32 Ac.

9/19/18

LOT 10
160,960 S.F.
3.70 Ac.

DH (fnd)

573.33'
S00°28'09"W

247.38'
S00°40'51"E

25' WIDE COMMON DRIVEWAY
EASEMENT TO LOT #9
(SEE NOTE 9)

274.68'

180.04'

A / 52

MICHAEL & DEBORAH GARLA
216 LONGHILL ROAD
DOVER, NH
1768 / 769

I.R.(set)

I.R.(set) N88°29'41"E

N88°29'41"E

(17.51')

L26

END OF STONE WALL

11/21/97 10:41

001

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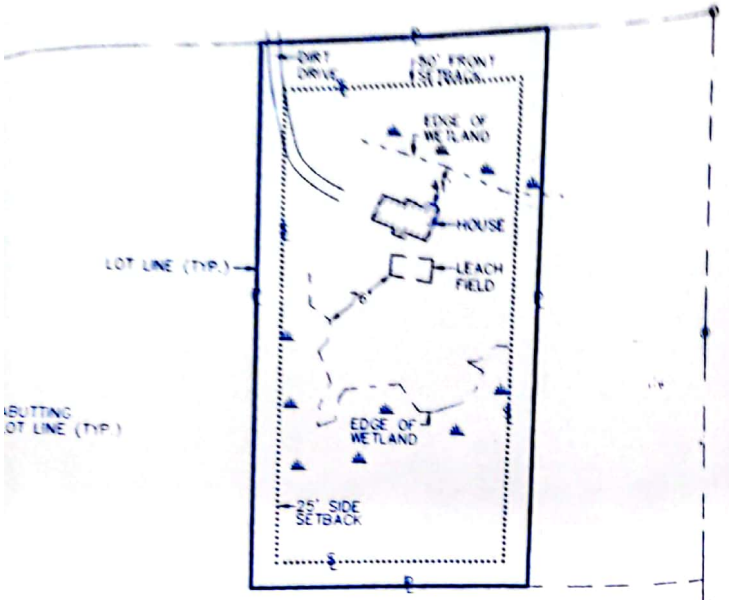
NOTES:
1. PROPERTY LINES SHOWN ARE PER REFERENCE PLAN ENTITLED "SUBDIVISION OF LAND PREPARED FOR ALBERT ESTES, LONGHILL ROAD, DOVER, NEW HAMPSHIRE" REV. DATE 11/17/95 BY McENEANEY SURVEY ASSOCIATES, INC. S.C.R.D. PLAN # 47-5

2. THIS IS NOT A BOUNDARY SURVEY THIS PLAN IS INTENDED TO AID THE LOCAL BUILDING INSPECTOR IN DETERMINING COMPLIANCE WITH BUILDING SETBACK REQUIRMENTS ONLY.



B669

LOT 10 FOUNDATION LOCATION
FOR
ALBERT ESTES
228 LONGHILL ROAD
DOVER, NEW HAMPSHIRE

Revd 1/5/98

DRAWN BY:	J.A.G.	DATE:	12/23/97
CHECKED BY:	W.J.D.	DRAWING NO.:	411A
JOB NO.:	411	SHEET:	1 OF 1

DOUCET SURVEY INC
Serving Your Professional Surveying & Mapping Needs
98 Main Street, PO Box 183, Newmarket, NH 03857-0183
Voice (603) 659-6560, Data (603) 659-4118

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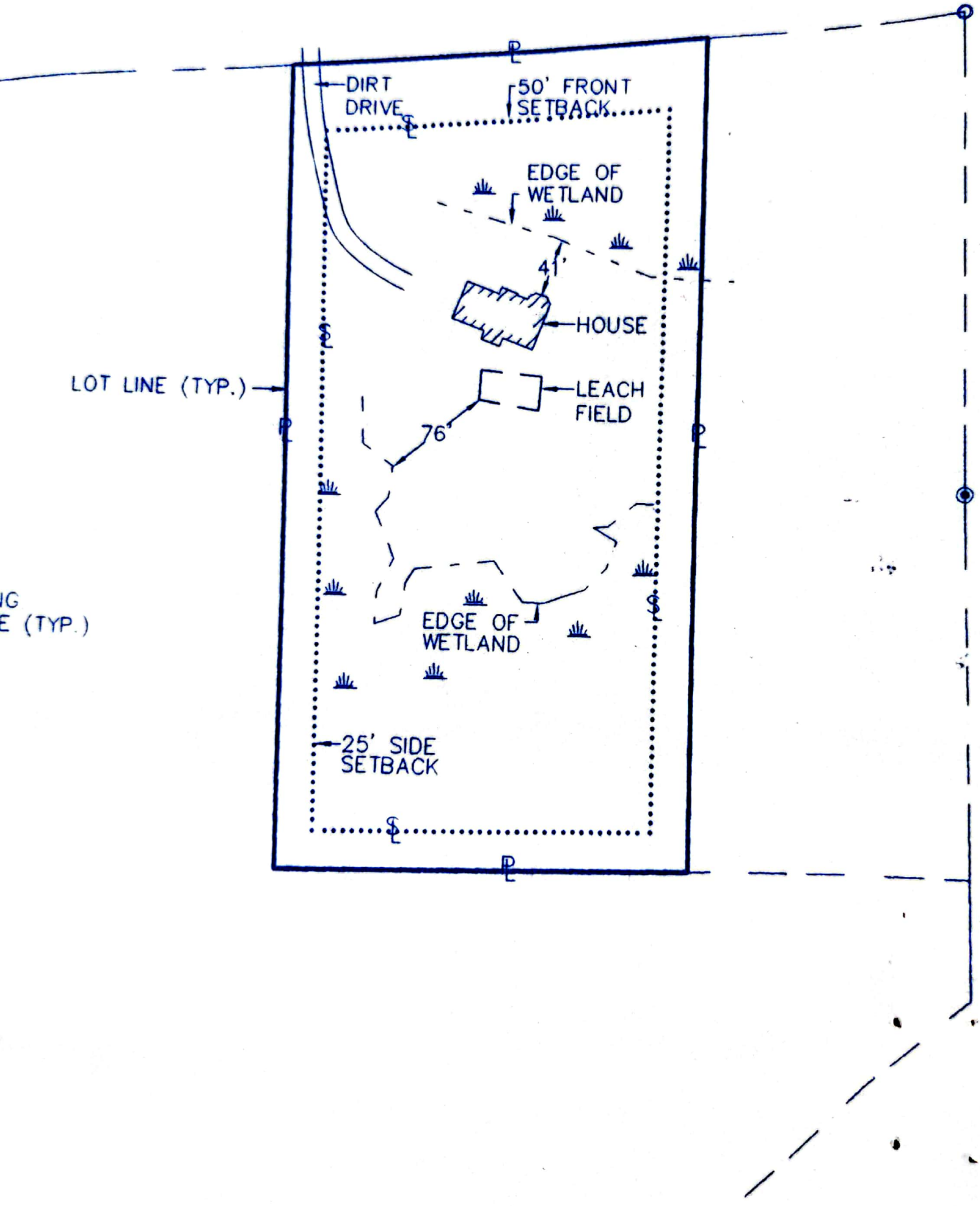

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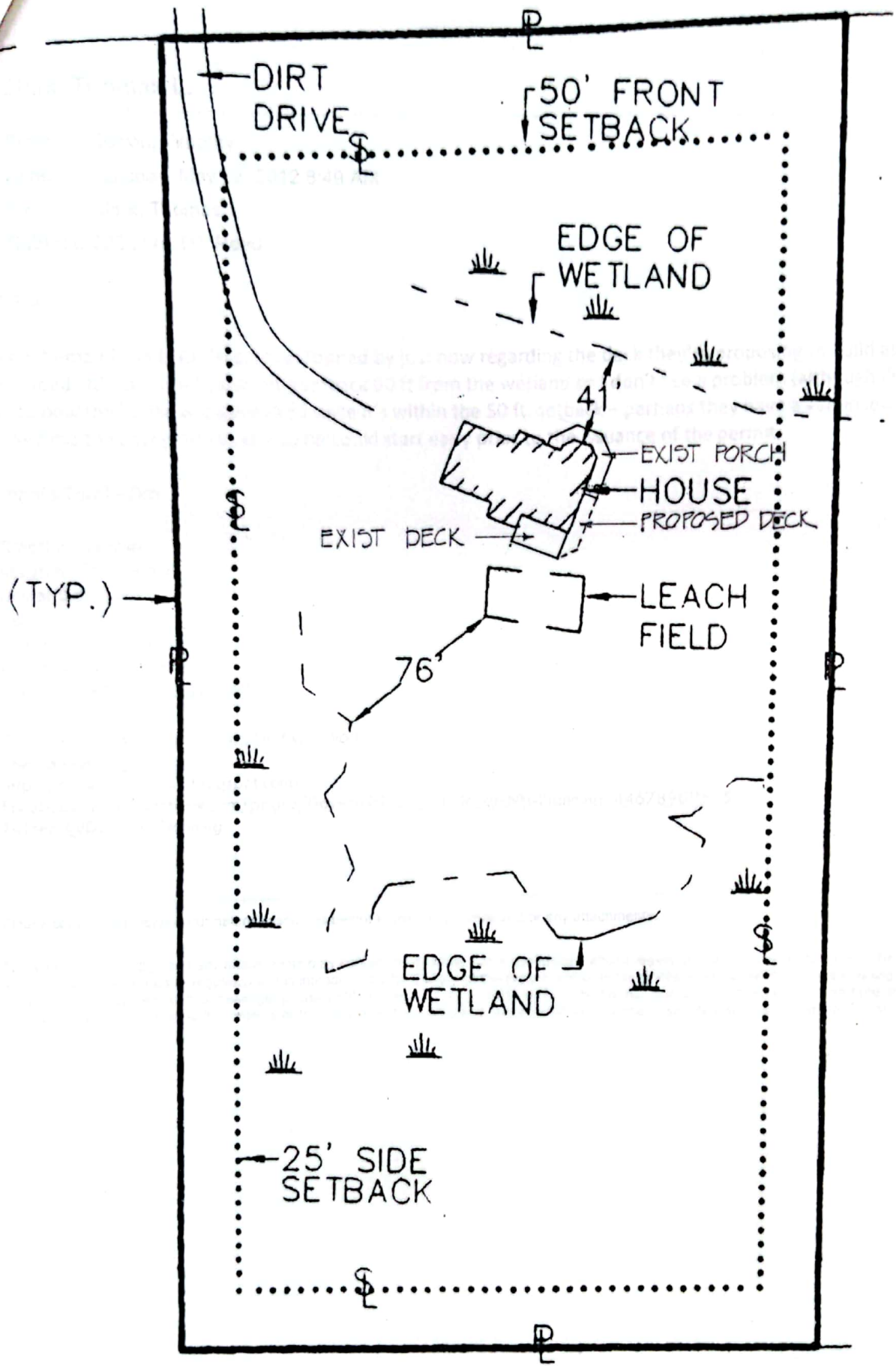

EXISTING PORCH & DECK ADDED. PROPOSED NEW DECK SHOWN
HOWLAND ARCHITECTURE STUDIO, INC. 7 MAY 2012
228 LONG HILL ROAD, DOVER, NH 03820

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